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Housing Inventory **2001-2004**



San Francisco Planning Department

July 2005

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Introduction

The *Housing Inventory* reports housing production trends in San Francisco. It has reported changes in the City's housing stock, including housing construction, demolition, and alterations since 1967. This report is the 35th in the series and presents housing production activity between 2001 and 2004.

The Housing Inventory, by monitoring changes in San Francisco's housing stock, provides a basis for evaluating the San Francisco General Plan's Housing Element housing production goals and policies. Housing policy implications that may arise from the data in this report are not discussed here.

The Housing Inventory reports housing production, which begins with a project application being filed with the City. The application is reviewed by the Planning Department for compliance with zoning and other applicable policies. If the Planning Department approves the project, the Department of Building Inspection (DBI) then reviews it for compliance with the Building Code and, if approved, issues a permit authorizing construction. The next step is for the project sponsor to begin construction on the project. When the project is finished and passes DBI's inspection, DBI issues a Certificate of Final Completion. The Housing Inventory reports annual net gain in housing units citywide and by planning district. Net gain is the number of newly constructed units with Certificates of Final Completion issued, adjusted for alterations—which can add or subtract units—and demolitions. Affordable housing, condominiums, and changes in the residential hotel stock are other areas of interest covered by the Housing Inventory. In addition, a regional perspective is provided by listing nine-county housing construction activity. Finally, the report contains lists of major projects completed and in the “pipeline” awaiting departmental review.

Data about projects completed are obtained from the Department of Building Inspection, the Department of Public Work's Condominium Subdivision Office and Inspection, and DBI's Housing Inspection Services Division. Data for projects requiring City Planning Commission approval are obtained from City Planning Department records. The Mayor's Office of Housing, the San Francisco Housing Authority, and the San Francisco Redevelopment Agency provide information on affordable projects. The Construction Industry Research Board provides Bay Area nine-county data. The City Assessor's Office, California State Census Data Center, Metro Rent provides housing rental data, and project sponsors also provide data.

Copies of this report can be obtained from the San Francisco Planning Department's website at <http://www.sfgov.org/planning/publications&reports> or from the Department's office, Fifth Floor, 1660 Mission Street, San Francisco, CA 94103. It is also available in the Government Documents Section of the San Francisco Public Library.

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Key Findings

Housing Production

This *Housing Inventory* reports on the changes in the City's housing stock, for the period 2001-2004. As of 2004, there are 354,063 total units in the City: 32% are single-family homes, 34% are in buildings with 2 to 9 units and 34% are in buildings with 10 or more units.

2001-2004 was a time of extraordinary housing production in San Francisco with the construction of 8,389 new units. Production rates for all four years exceeded annual production rates of the past 20 years varying from a low of 1,779 units in 2001 to a 20-year high in 2003, when 2,730 new units were constructed.

The strong economy of the late 1990s slowed considerably in 2000. However, much of the housing was already authorized for construction, allowing housing production to reach a 20-year high in 2003 with 2,730 new units completed.

The construction of new units is overwhelmingly (70%) in buildings with 20 or more units. This trend is expected to continue because 70% of the units authorized for construction between 2001 and 2004 were in buildings with 20 or more units.

According to the 2000 Census, almost half of the current housing stock is studios or one-bedrooms and the limited data available on bedrooms for new units indicate studios and one-bedrooms dominate new housing production.

Housing construction during the reporting period was concentrated in the eastern side of the city especially in the South of Market Planning District, where a total of 2,926 new units were completed during the reporting period. The South of Market Planning District includes: the Mission Bay districts, the Industrial zoned areas (M-1 and M-2), SoMa specific zoning districts and some residentially zoned areas. Housing production in the industrial zones fluctuated greatly during this period: between 2001-2003 production tripled, but by 2004 only three units were completed in these zoning districts.

Housing production is concentrated in the South of Market area largely because of a number of large new buildings in Rincon Hill, e.g. the 245-unit Bridgeview and 226-unit Avalon Bay Towers, and in Mission Bay, Mission Place with 595 units and Avalon Bay at Mission Bay with 250 units. Many of the units authorized for construction are in Mission Bay and Rincon Hill and hundreds of units will be completed over the next few years continuing the trend of high production in this planning district.

While production decreased in 2004 for the first time since 1995, the number of new units constructed (1,780) still exceeded the 10-year (1,473) and 20-year (1,513) average annual production rates. Moreover, this one-year decrease may change soon due to increases in units authorized for construction in 2002 and 2003, one of the indicators of future housing construction.

Affordable Housing

This *Housing Inventory* also discusses the production of affordable housing. As of 2004, there are 25,533 units classified as affordable by the Mayor's Office of Housing.

This period of major market-rate housing production also produced increases in affordable housing developments. Between 2001-2004, 2,284 affordable units were constructed with a high of 842 units in 2002. Over half of the new affordable units are extremely low or very-low income rental units for families.

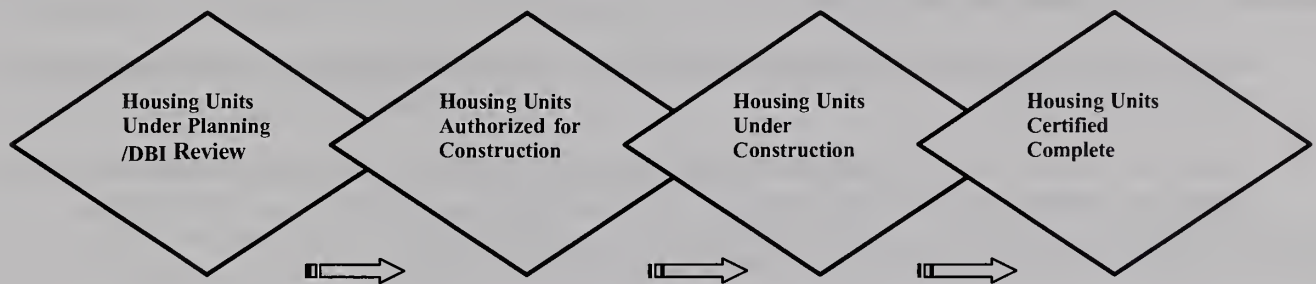
There were a total of 514 inclusionary units built during the reporting period, but many of these were part of large redevelopment projects, e.g. 99 units were built as part of the Paramount project, which have higher inclusionary requirements.

This peak in affordable housing construction was fueled by general increases in housing production as well as the completion of a number of San Francisco Housing Authority (SFHA) projects including: the 193-unit Plaza East, the 160-unit New Bernal Dwellings, and the 341-unit North Beach Place.

Most of these SFHA projects replaced structures demolished in previous years. The demolition of the 229-unit North Beach Place in 2003 and the 246-unit Valencia Gardens in 2004 account for the unusually high number of multi-family units demolished in the last two years.

Housing Production Process

The housing production process begins with a project review with the Planning Department and ends with an issuance of a Certificate of Final Completion (CFC) by the Department of Building Inspection (DBI). The following flow chart highlights the main stages of the development process.



Units Under Planning Departments Review

For most major projects, planning review is the first step in the planning process. Proposals are reviewed by the Planning Department for compliance with the Zoning Code, environmental requirements, and other regulations and policies. Generally only major projects require special planning approvals, such as a Conditional Use Permit. Next, DBI reviews projects for permit approval. The amount and type of projects under planning review are indicators of current building interest and production expectation in the next two years.

Units Authorized for Construction

After DBI reviews the project, it issues building permits, authorizing construction. Projects with approved building permits generally start construction within 90 days from the date the permit is issued. Start of construction may be delayed for up to a year; if the permit is not picked up or acted on, the permit expires. The number of units authorized for construction is a key indicator of future housing construction.

Units Certified Complete

Building Inspectors at DBI issue CFCs to projects when they determine the projects are complete. Units certified complete are one factor in measuring changes to the City's housing supply. Other factors include units lost from new construction, alterations, and demolitions.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project application may be withdrawn, disapproved, revised, or it may expire if, for example, a project is not financed. Housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed in one to two years, depending on project size.

The following sections detail the units that have been certified complete, those units that were authorized for construction and those units that are under review by the Planning Department.

Housing Stock

This report inventories the existing housing stock and reports on the changes including: new construction, demolitions, and alterations, to this stock that occurred during the 2001-2004 reporting period. The inventory then reports the annual net gain of units to the stock, which is the sum of units completed from new construction and alterations minus units lost from demolition and alterations.

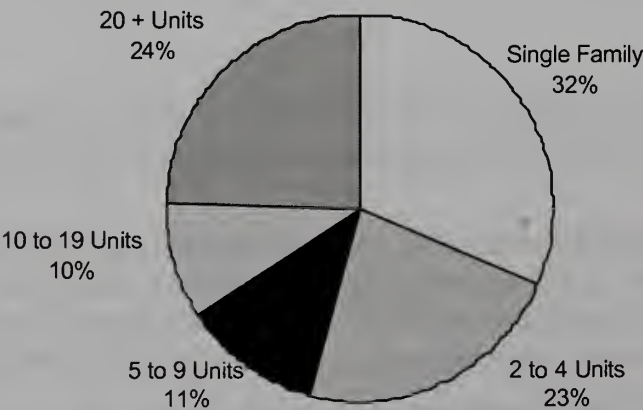
- Since the 2000 Census, there was a net gain of 9,100 units, with 72% of the net gain occurring in buildings with 20 or more units.
- By the end of 2004, a total of 354,063 units exist in the City, with a near equal distribution between single-family units, moderate density buildings (two to four units), and higher density structures (ten or more units).

Table1 and Graph 1. below illustrate San Francisco’s housing stock by building type.

TABLE 1. SAN FRANCISCO HOUSING STOCK BY BUILDING TYPE, CENSUS 2000 DATA

	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	TOTAL UNITS
2000 Base Census	111,125	80,168	38,940	34,996	79,469	344,698
April to December 2000	58	164	99	94	787	1,202
2001 to 2003	54	558	524	677	4,863	6,676
2004	34	114	46	132	1,161	1,487
TOTAL UNITS	111,271	81,004	39,609	35,899	86,280	354,063

GRAPH 1. SAN FRANCISCO HOUSING STOCK BY BUILDING TYPE



Housing Production Trends

Units Certified Complete/New Construction

This section reports the number of new units constructed and issued a Certificate of Final Completion (CFC). Figures for net new units are also included, which subtracts units lost through demolition or alterations and adds units gained through alteration.

- Housing production was strong during the 2001-2004 reporting period. A total of 8,389 new units were constructed, resulting in a net gain of 8,170 units.
- Production increased 40% over the previous 4-year period (1997-2000).
- Production averaged 2,097 units annually, which exceeds the 10-year average of 1,473 units and the 20-year annual average of 1,513 units.
- Production peaked in 2003 with the construction of 2,730 units, the highest annual production in 20 years.
- Despite a production decrease of 950 units compared to 2003, production in 2004 still exceeded the 10 and 20-year annual averages.

Some of the major (10 or more units) market-rate projects receiving a CFC in 2001-2004 include a number of projects in Mission Bay and Yerba Buena Redevelopment Areas: the Mission Place Development at 250-260 King Street, with 595 units; Avalon Bay at Mission Bay at 255 King Street with 250 units; 255 Berry with 100 units and the Paramount, the 495-unit residential/retail/office building at 680 Mission Street. Several large projects were also completed in Rincon Hill, including: Bridgeview at 400 Beale Street with 245 units and Avalon Bay Towers at 388 Beale with 226 units. A few large residential projects were developed in other neighborhoods, including Oceanview Village, a mixed-use residential development with 370 units at 3981 Alemany Boulevard, and the recently completed “Village at Petrini Place” featuring housing over a grocery store at the intersection of Fulton and Masonic. A detailed list of all major projects that received their CFCs in 2001-2004 is included in *List 1A*.

A few of the major affordable housing projects with CFCs in 2001-2004 include: the 193 unit Plaza East, the 160-unit New Bernal Dwellings, and the Soma Studios/8th and Howard Family Apartments, with 162 very low-income rental units. The affordable housing projects are detailed in the Affordable Housing section and in *List 1B*.

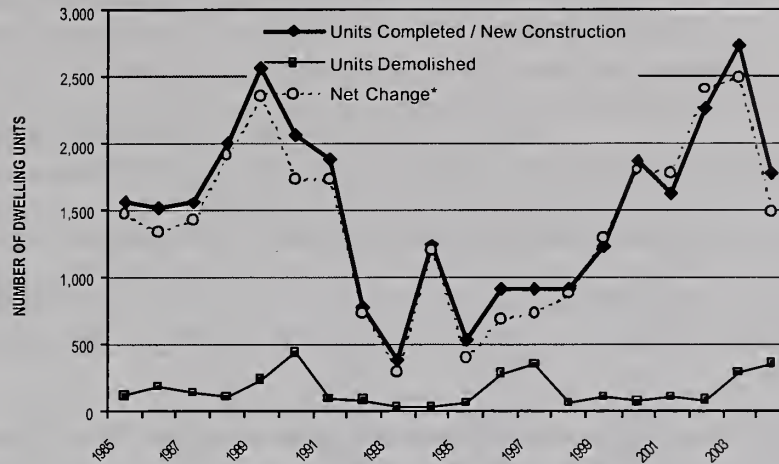
Table 2 and Graphs 2 and 3 show housing production trends for the previous 20- year time period. *Graph 3* shows housing production activity for the 2001-2004 reporting period.

TABLE 2. SAN FRANCISCO HOUSING TRENDS 1985-2004

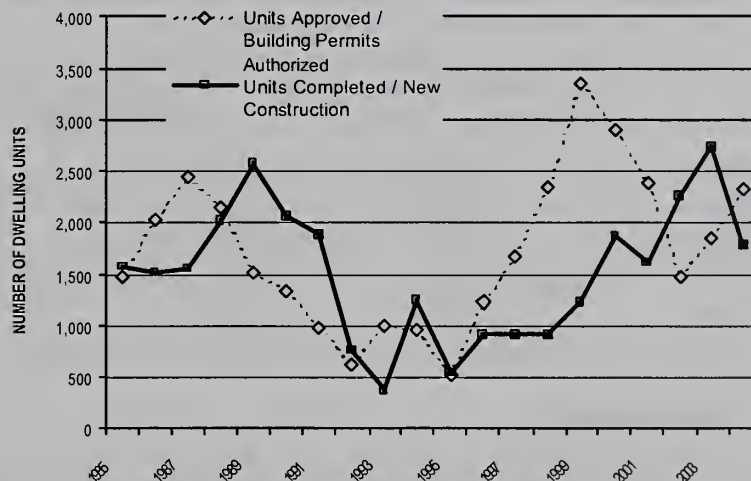
Year	Units Approved / Building Permits Authorized	Units Completed / New Construction	Units Demolished	Net Gain or Loss by Alteration	Net Change*
1985	1,479	1,568	105		1,463
1986	2,037	1,507	173		1,334
1987	2,442	1,553	127		1,426
1988	2,148	2,011	104		1,907
1989	1,508	2,573	228		2,345
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	-60	1,732
1992	629	767	76	34	725
1993	1,001	379	26	-65	288
1994	948	1,234	25	-23	1,186
1995	525	532	55	-76	401
1996	1,228	909	278	52	683
1997	1,666	906	344	163	725
1998	2,336	909	54	19	874
1999	3,360	1,225	98	158	1,285
2000*	2,897	1,859	61	-1	1,797
2001	2,380	1,619	99	259	1,779
2002	1,478	2,260	73	221	2,408
2003	1,845	2,730	286	52	2,496
2004	2,318	1,780	355	62	1,487
TOTAL	34,544	30,268	3,090	900	28,078

* One Embarcadero South with 233 units was completed in 2000 but not recorded in the *Housing Inventory* 2000. This *Housing Inventory* reflects this change.

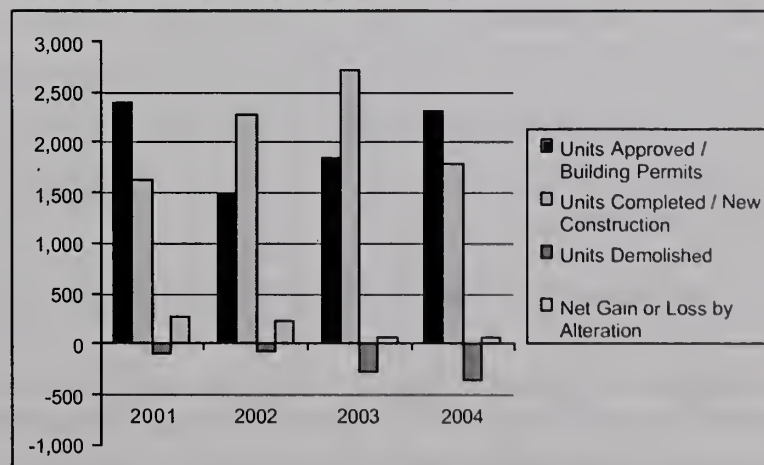
GRAPH 2. TWENTY YEAR HOUSING PRODUCTION TRENDS



GRAPH 3. UNITS APPROVED FOR CONSTRUCTION AND UNITS COMPLETED, 1985-2004



GRAPH 4. NEW CONSTRUCTION, ALTERATIONS, AND DEMOLITIONS, 2001-2004



Units Under Review

Table 3 shows the number of projects that were filed with the Planning Department during the reporting period. It is important to note that the Planning Department may not approve all projects under review and that project sponsors may change or withdraw the project proposals. Also, some projects filed, listed in Table 3, with the Planning Department have reached their approval stage, have been authorized for construction, or are complete.

- During the reporting period a total of 17,649 units were filed with the Planning Department.
- In 2004, projects filed with the Planning Department peaked for the reporting period at 6,534 units
- As of December 31, 2004, there were 10,954 market-rate units and 2,060 affordable housing units under review at the Planning Department. Together with smaller projects, the total number of units under review was 13,568.

Several major projects under Planning Department's review are located on Rincon Hill . 300 Spear Street with 860 units, 201 Folsom Street with 806 units, and 425 First Street with 506 units. Few major projects in the Mid-Market Redevelopment area are 1169 Market Street with 1,033 units, 1028 Market Street with 545 units, and 544-units at 801 Brannan Street.

TABLE 3. TOTAL NUMBER OF PROJECTS AND HOUSING UNITS UNDER REVIEW, 2001-2004

Year	Total Number of Projects	Total Number of Housing Units Filed	Share of Total Units Filed 2001-2004
2001	197	1849	10%
2002	268	4374	25%
2003	285	4892	28%
2004	344	6534	37%
TOTAL	1,094	17,649	100%

Units Authorized for Construction

Table 4 summarizes the number of projects and units by building type authorized by DBI for construction.

- During the 2001-2004 reporting period, DBI authorized 8,021 units for construction.
- Annually, an average of 2,005 units were authorized for construction, which is consistent with the 10 year average (2,003 units), but exceeds the 20 year average (1,727 units).
- In 2000, 2,897 units were authorized for construction, the most units authorized over the past 20 years.
- Compared to year 2003, there was an increase of 473 units in 2004 , indicating that production will increase over the next few years.
- During the four year reporting period, 82% of the units authorized for construction were in buildings with 5 or more units.

Among the major projects authorized for construction during the reporting period 170 King Street with 198 units, 155 Fell Street with 178 units, 555 4th Street with 128 units, 199 Montgomery Street with 199 units, 201 Berry Street with 140 units, and 55 Page Street with 127 units. List 2A identifies all projects authorized for construction in 2004, and list 2B identifies projects issued building permit during 2001-2004.

TABLE 4. UNITS AUTHORIZED FOR CONSTRUCTION BY DBI FROM 2001-2004

Year	Units Authorized by Building Type						Total Projects
	Single	2 Units	3-4 Units	5-19 Units	20 + Units	Total	
2001	170	180	135	205	1,690	2,380	343
2002	147	130	88	163	950	1,478	274
2003	134	96	55	140	1,420	1,845	246
2004	133	82	90	505	1,503	2,313	268
TOTAL	584	488	368	1,013	5,563	8,016	1,131

Demolitions

This section discusses demolitions throughout the city, as well as the number of units lost by building type and the zoning districts where the demolitions are occurring.

- A total of 813 units were demolished during the reporting period.
- Demolitions increased during 2003 and 2004 due to the demolition of two large Housing Authority Projects, the 229-unit North Beach Place and the 246-unit Valencia Gardens.
- Excluding the demolitions of these large public housing authority sites, the majority of demolitions were of single-family homes,
- Over 80% of the demolitions took place in low-density residential (RH) districts.

Table 5 shows units demolished by building type and Table 6 shows units demolished by Zoning districts from 2001-2004.

TABLE 5. UNITS DEMOLISHED BY BUILDING TYPE, 2001-2004

Year	Units by Building Type					
	Number of Buildings	Single	2 Units	3 to 4 Units	5 + Units	TOTAL
2001	65	48	22	15	14	99
2002	62	55	8	10	-	73
2003	45	34	14	3	235	286
2004	47	30	10	9	306	355
TOTAL	219	167	54	37	555	813

TABLE 6. RESIDENTIAL UNITS DEMOLISHED BY ZONING TYPE, 2001-2004

Year 2004			Units Demolished		Total Units Demolished	
Zoning	District	Buildings Demolished	Single Family	Multi-Family	Number	Percent
	NC-3	2	1	23	24	6.8%
	M- 1	1	1			0.0%
	RH-1	10	10		10	2.8%
	RH-1(D)	1	1		1	0.3%
	RH-2	14	12	4	16	4.5%
	24th Noe	1		2	2	0.6%
	RM-1	14	3	257	260	73.2%
	RM-3	1		2	2	0.6%
	RSD	1		37	37	10.4%
	TOTAL	48	30	325	355	100%

Year 2003			Units Demolished		Total Units Demolished	
Zoning	District	Buildings Demolished	Single Family	Multi-Family	Number	Percent
	NC-1	2		8	8	3%
	NC-2	2	1	3	4	1%
	RH-1	10	10		10	3%
	RH-2	16	13	6	19	7%
	RH-2/NC-2	1	1		1	0%
	RH-3	6	4	4	8	3%
	RM-1	4	4		4	1%
	RM-2	1		2	2	1%
	RM-3	2		229	229	80%
	SLR	1	1		1	0%
	TOTAL	45	34	252	286	100%

TABLE 6. RESIDENTIAL UNITS DEMOLISHED BY ZONING TYPE, 2001-2004 (CONTD.)

Year 2002			Units Demolished		Total Units Demolished	
Zoning	District	Buildings Demolished	Single Family	Multi-Family	Number	Percent
	C-3G	1	1		1	1%
	NC-2	2	2		2	3%
	OUTER CLEMENT	1		2	2	3%
	RED	1		4	4	5%
	RH-1	14	14		14	19%
	RH-1(D)/S	2	2		2	3%
	RH-2	31	29	4	33	45%
	RH-3	6	3	8	11	15%
	RM-1	4	4		4	5%
	TOTAL	62	55	18	73	100%

Year 2001			Units Demolished		Total Units Demolished	
Zoning	District	Buildings Demolished	Single Family	Multi-Family	Number	Percent
	NC-3	2		4	4	4.04%
	P/RH-2	1	1		1	1.01%
	RH-1/D	17	15	16	31	31.31%
	RH-2	32	29	9	37	37.37%
	RH-3	3	2	3	5	5.05%
	RM-1	7	1	14	15	15.15%
	RM-3	1	1		1	1.01%
	SLR	2		5	5	5.05%
	TOTAL	65	49	51	99	100%

Alterations

The majority of building permits issued by DBI are for residential alterations. These alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. This report examines alterations where dwelling units are either gained or lost from the housing stock.

Dwelling units are gained through horizontal and vertical additions, conversions to residential use, and legalization of illegal units. Dwelling units are lost by merging small units into larger units, by conversion to commercial use, or by the removal of illegal units.

- During the 2001-2004 reporting period, a net gain of 594 units was recorded through alterations (890 units added and 296 units eliminated, through mergers and removal of illegal units).
- Units gained through alteration peaked in 2001 with 324 additions and remained steady through 2002.
- Units lost through elimination (mergers and removal of illegal units) peaked in 2002 with the loss of 100 units.
- There were very few conversions reported during 2001-2004, and the conversions that did occur primarily added single units. However in 2003, there were few large conversion projects, e.g. 933 Taraval, which added two new floors for a total of 13 new units.

Of the 296 units eliminated during the reporting period, 52% were lost due to mergers, 38% were lost due to the removal of an illegal unit and 10% were lost due to conversion to commercial space.

TABLE 7. UNITS ADDED OR ELIMINATED THROUGH ALTERATIONS AND DEMOLITIONS PERMITS, 2001-2004

Year	Units Added	Units Eliminated	Net Change
2001	324	65	259
2002	321	100	221
2003	132	80	52
2004	113	51	62
TOTAL	890	296	594

TABLE 8. UNITS LOST THROUGH ALTERATION AND DEMOLITION, 2001-2004

Year	Alterations			Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Units Converted		
2001	22	39	4	99	65
2002	36	64	-	73	173
2003	33	27	20	286	366
2004	22	23	5	355	405
TOTAL	113	153	29	813	1,009

New Construction

This section discusses trends in new construction in the four-year reporting period: the types of buildings that were constructed, the size of the units, and the number of units built in each zoning district. It also presents data about new condominiums and condominium conversions recorded by the Department of Public Works, as well as changes in stock of residential hotels.

Types of Buildings

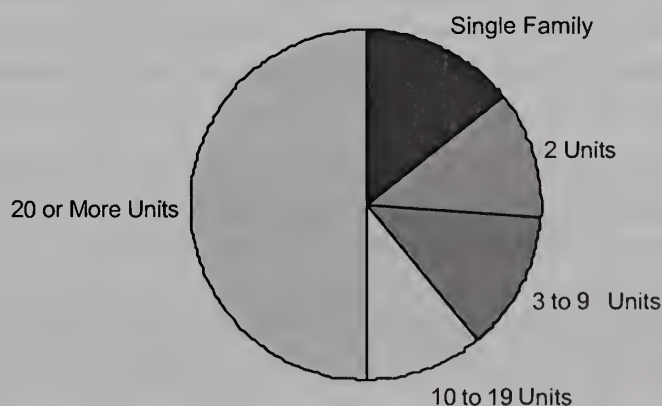
- The share of new construction of high-density buildings (20 or more units) has remained over 70% during the reporting period and represents a strong increase from previous years.
- Construction of total units in all other types of buildings (single-family and buildings with 2-19 units) declined during this reporting period.
- Single-family construction made up only 3% of new construction.

Table 9 and Graph 5 show new construction from 2001 through 2004 by building type.

TABLE 9. NEW CONSTRUCTION COMPLETED BY BUILDING TYPE, 2001-2004

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 or More Units	TOTAL UNITS
2001	73	108	297	249	892	1,619
2002	59	134	358	230	1,479	2,260
2003	67	104	176	152	2,231	2,730
2004	55	84	91	120	1,430	1,780
TOTAL	254	430	922	751	6,032	8,389
Share of New Construction	3.0%	5.1%	11.0%	9.0%	71.9%	100.0%

GRAPH 5. NEW CONSTRUCTION BY BUILDING TYPE, 2001-2004



Unit Size

Unit size data are indicators of the kinds of households served by new housing construction (e.g., small units for single persons and three bedroom units for larger family households). Past Housing Inventories reported new construction by number of bedrooms. However, since 1997, this information has not been recorded. Currently, except for some market rate projects with ten units or more, (List 1A)-and all major affordable projects (List 1B), the Housing Inventory uses Census 2000 data as its source for unit size information.

2000 Census reported that 46% of units are studios or one-bedroom units; 30% are two bedroom units; and 24% are three or more bedroom units. Table 10 shows 2000 Census data, housing stock by number of bedrooms.

TABLE 10. 2000 BASE: HOUSING STOCK BY NUMBER OF BEDROOMS

	Units	Percent
Studio	62,278	18%
One Bedroom	96,929	28%
Two Bedrooms	103,199	30%
Three Bedrooms	59,793	17%
Four or More Bedrooms	24,328	7%
TOTAL	346,527	100%

New Construction by Zoning Classification

- Between 2001-2004, almost 3,000 units (40%) of new housing was constructed in the traditional Residential (R) zoning districts.
- In 2001, 26% of the year's new construction was in the South of Market zoning districts (Service Light/Industrial, Service Secondary Office, Service/Light Industrial/Residential, and the South Park District) but this figure has declined over the following years.
- In 2002, 23% of new construction was in Commercial (C) Districts due to the 495-unit Paramount at 680 Mission Street completed that year.
- In 2003, 23% of the new housing units constructed were in Neighborhood Commercial (NC) Districts, primarily due to the completion of the 370-unit Oceanview Village project. In 2004, construction in NC districts maintained a high share (17%) of the new units constructed ranking it second in production behind the South of Market districts.
- Construction in Mission Bay began in 2000 and the first CFCs were issued in 2002. Completion of a few large projects (250 & 260 King Street projects with 595 units and 255 King, Avalon at Mission Bay with 250 units) accounted for the high totals in 2003 and 2004.
- From 2001-2003 there was an 80% increase in new construction in Light Industrial (M-1) & Heavy Industrial (M-2) zoning districts, but this trend ceased in 2004, when only three new units were produced in these districts.

Table 11 summarizes new construction by general zoning districts and Table 12 lists the number of units constructed in each zoning district in the City.

TABLE 11. SUMMARY OF NEW CONSTRUCTION BY GENERAL ZONING, 2001-2004

General Zoning Districts	2001		2002		2003		2004		Total
	Units	% of Annual Construction	Units	% of Annual Construction	Units	% of Annual Construction	Units	% of Annual Construction	Units
Residential	788	49%	865	40%	678	25%	621	35%	2,952
Commercial	63	4%	499	23%	250	9%	2	0%	814
Industrial	98	6%	277	13%	501	18%	3	0%	879
Neighborhood Commercial	245	15%	148	7%	615	23%	308	17%	1,316
South of Market	424	26%	261	12%	393	14%	148	8%	1,226
Mission Bay		0%	119	5%	284	10%	698	39%	1,101
TOTAL	1,618	100%	2,169	100%	2,721	100%	1,780	100%	8,288

TABLE 12. NEW CONSTRUCTION BY ZONING DISTRICTS, 2001-2004

Zoning	Housing Units					% of Total Units
	2001	2002	2003	2004	Total Units	
RH-1	52	47	37	53	189	5%
RH-1(D)	3	3	126	1	133	3%
RH-1(S)			3	2	5	0%
RH-2	232	274	116	78	700	17%
RH-2/NC-3		6			6	0%
RH-3	25	24	29	25	103	3%
RH-3/HAYES		8			8	0%
RH-3/RM-1	1				1	0%
RM-1	349	192	43	3	587	15%
RM-2	3	6	6	22	37	1%
RM-3	5	213		281	499	12%
RM-4			5		5	0%
RSD	15	206		84	305	8%
RED	13	48	15		76	2%
RC-3		3	8		11	0%
RC-4	105	41	290	156	592	15%
P/RH-1		91			91	2%
P	1		9		10	0%
M-1	94	45	318	3	460	11%
M-1/M-2	4		1		5	0%
M-2		232	182		414	10%

TABLE 12. NEW CONSTRUCTION BY ZONING DISTRICTS, 2001-2004 (CONTD.)

Zoning	Housing Units					% of Total Units
	2001	2002	2003	2004	Total Units	
SLR	339	4	186	8	537	13%
SPD		5			5	0%
SSO		8	54		62	2%
MISS BAY (O)				595	595	15%
MISS BAY		100	284	103	487	12%
M-2 (MB)		19			19	0%
NC-1	14	3	99	42	158	4%
NC-2	35	12	20	20	87	2%
NC-3	77	96	54	76	303	8%
NC-S			370	134	504	13%
24TH-NOE	19				19	0%
BROADWAY		3			3	0%
HAIGHT	7			32	39	1%
HAYES	3		14		17	0%
INNER SUNSET			14		14	0%
NO BEACH	48	21			69	2%
OUTER CLEMENT			6	4	10	0%
POLK	32	4			36	1%
SACRAMENTO	2				2	0%
UPR MARKET	8	9			17	0%
VALENCIA			38		38	1%
C-2	9				9	0%
C-3-G	51				51	1%
C-3-O		495			495	12%
C-3-R				1	1	0%
C-M	3	4	250	1	258	6%
TOTAL	1,619	2,260	2,730	1,780	4,001	100%

Condominiums

This section reports on new condominium construction and condominium conversions recorded by the Department of Public Work's Condominium Subdivision Office¹. Large multi-unit developments also file for condominium subdivision even though the units may initially be offered for rent. Condominium construction, like all real estate, is subject to market forces and varies from year to year.

New Construction

- Between 2001-2004, 6,925 new condominiums were recorded.
- 2000 noted an outstanding 220% increase in condominium activity from the previous year.
- Increased condominium activity continued until 2003 when it peaked at about 2,100 units.
- In 2004, there was a 42% decrease from the previous year and only 1,200 units were recorded.
- Between 2001-2004, an average of 70% of the condominiums recorded were in buildings with 20 or more units.
- The share of new condos recorded remained steady in 2-19 unit buildings throughout the reporting period.

Major new rental and condominium projects completed within the last four years are in List 1A.

Table 13 below shows construction of new condominiums recorded by DPW and Table 14 shows new condominium construction by building type.

**TABLE 13. NEW CONDOMINIUMS
RECORDED BY DPW, 1995-2004**

Year	Units
1995	515
1996	608
1997	563
1998	594
1999	407
2000	1,309
2001	1,797
2002	1,815
2003	2,098
2004	1,215
TOTAL	10,921

TABLE 14. NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2001-2004

Building Type	2001	2002	2003	2004
2 Units	124	128	61	68
3 to 4 Units	120	92	67	117
5 to 9 Units	105	146	165	63
10 to 19 Units	337	204	225	62
20 + Units	1,111	1,245	1,580	905
TOTAL	1,797	1,815	2,098	1,215

Source: Department of Public Works, Bureau of Street Use and Mapping

¹Annual condominium totals recorded by DPW do not directly correlate with annual units completed and counted as part of the *Housing Inventory*, because DPW recordation of a project may be when the project is not yet completed or of projects completed in a previous year.

Condominium Conversions

The Condominium Conversion Ordinance is administered by the Department of Public Works, Bureau of Engineering, and Condominium Subdivision Office. Since 1983, the Condominium Conversion Ordinance has limited conversions of units from rental to condominium to 200 units per year and to buildings with six or less units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year.

- Between 2001-2004, the Department of Public Works has approved 1,482 conversions citywide.
- Approximately 65% of the condominium conversions were in buildings with two units.
- In 2004, a 30% decline in condominium conversions took place from the previous year's peak of 432 units.

Table 15 shows the number of conversions recorded by DPW from 1995-2004 and Table 16 shows condominium conversions by building type 2001-2004.

**TABLE 15. CONDOMINIUM CONVERSIONS
RECORDED BY DPW, 1995-2004**

Year	Units
1995	280
1996	329
1997	368
1998	263
1999	262
2000	323
2001	371
2002	376
2003	432
2004	303
TOTAL	3,307

*Source: Department of Public Works,
Bureau of Street Use and Mapping*

TABLE 16. CONDOMINIUM CONVERSIONS RECORDED BY BUILDING TYPE, 2001-2004

Building Type	2001	2002	2003	2004	Total
2 Units	224	230	292	206	952
3 Units	75	75	78	57	285
4 Units	44	44	40	40	168
5 to 6 Units	28	27	22	0	77
TOTAL	371	376	432	303	1482

Source: Department of Public Works, Bureau of Street Use and Mapping

Residential Hotels

This section reports the stock of residential hotels subject to the Residential Hotel Conversion Ordinance (RHC). The RHC is administered by the Department of Building Inspection, Housing Inspection Services Division. This ordinance preserves the stock of residential hotels and regulates the conversion of residential hotel units to commercial use.

Table 17 below reports the number of residential hotel buildings operated by for-profit and non-profit sponsors.

- As of 2004, 19,419 residential hotel rooms exist in San Francisco, of which more than 80% are residential rooms in for-profit residential hotels.
- The number of for profit residential rooms and tourist rooms has declined since 2001.
- The number of non-profit residential rooms increased in 2004 by 157 rooms.

TABLE 17.CHANGES IN RESIDENTIAL HOTEL STOCK, 2001-2004

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		TOTAL RESIDENTIAL HOTEL ROOMS	
	No. of Bldgs.	Resid. Rooms	Tourist Rooms	No. of Bldgs.	Resid. Rooms	No. of Bldgs.	Resid. Rooms
2001	460	16,031	4,084	61	3,482	521	19,513
2002	457	15,902	3,846	61*	3,473	518	19,375
2003	457	15,878	3,520	62*	3,495	517	19,373
2004	455	15,767	3,239	65	3,652	520	19,419

Source: Department of Building Inspection, Housing Inspection Services Division

Affordable Housing

The City has a total of 22,835 affordable housing units and 14,129 public housing units according to the Mayors Office of Housing and the San Francisco Housing Authority. This section focuses on the affordable housing constructed during the 2001-2004 reporting period. This section also briefly discusses the units that have been acquired through funds from the Mayor's Office of Housing.

Standards and Definitions of Affordability

Affordable housing is committed to be either rented or owned at prices affordable to households with low- to moderate-incomes. The United States Department of Housing and Urban Development (HUD) determines the income thresholds by household size for the San Francisco Primary Statistical Area (PMSA). The PMSA includes San Francisco, Marin, and San Mateo counties. Below are the standard definitions for housing affordability by income level.

Extremely low income: Units affordable to households with incomes at or below 25% to 35% of the HUD median income for the San Francisco PMSA.

Very low-income: Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco PMSA.

Lower income: Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco PMSA.

Low-income: Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco PMSA.

Moderate-income: Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco PMSA.

Market rate: Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market-rate units may be priced at levels which are affordable to moderate income households.

Tables 18 and 19 show the incomes and prices for affordable rental and ownership units based on 2004 HUD income limits, which vary by size of household. Housing affordability is calculated as follows:

Affordable rental unit: A unit for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

Affordable ownership unit: A unit for which the mortgage payments, PMI (principal mortgage insurance), property taxes, homeowners dues and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year 8% fixed rate loan.

Inclusionary Affordable Housing Program units are rental units for households earning up to 60% of the HUD median income, or ownership units for first-time home buyer households with incomes up to 100% of the HUD median income.

TABLE 18. 2004 RENTAL AFFORDABLE GUIDELINES, INCOME LEVELS AND MONTHLY PAYMENTS BY HOUSEHOLD SIZE

	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (25% of HUD Median Income)	1	Studio	\$ 16,650	\$ 416
	2	1 Bedrm	\$ 19,000	\$ 475
	3	2 Bedrm	\$ 21,400	\$ 535
	4	3 Bedrm	\$ 23,750	\$ 594
Very Low Income (50% of HUD Median Income)	1	Studio	\$ 33,250	\$ 831
	2	1 Bedrm	\$ 38,000	\$ 950
	3	2 Bedrm	\$ 42,750	\$ 1,069
	4	3 Bedrm	\$ 47,500	\$ 1,188
Lower Income (60% of HUD Median Income)	1	Studio	\$ 39,900	\$ 998
	2	1 Bedrm	\$ 45,600	\$ 1,140
	3	2 Bedrm	\$ 51,300	\$ 1,283
	4	3 Bedrm	\$ 57,000	\$ 1,425
Low Income (80% of HUD Median Income)	1	Studio	\$ 53,200	\$ 1,330
	2	1 Bedrm	\$ 60,800	\$ 1,520
	3	2 Bedrm	\$ 68,400	\$ 1,710
	4	3 Bedrm	\$ 76,000	\$ 1,900

TABLE 19. 2004 HOME OWNERSHIP AFFORDABLE HOUSING GUIDELINES INCOME LEVELS AND MONTHLY PAYMENTS BY HOUSEHOLD SIZE

	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Low Income (80% of HUD Median Income)	1	Studio	\$ 53,200	\$ 1,463	\$ 175,942
	2	1 Bedrm	\$ 60,800	\$ 1,672	\$ 207,776
	3	2 Bedrm	\$ 68,400	\$ 1,881	\$ 242,019
	4	3 Bedrm	\$ 76,000	\$ 2,090	\$ 275,057
Median Income (100% of HUD Median Income)	1	Studio	\$ 66,500	\$ 1,829	\$ 233,759
	2	1 Bedrm	\$ 76,000	\$ 2,090	\$ 275,057
	3	2 Bedrm	\$ 85,500	\$ 2,351	\$ 316,355
	4	3 Bedrm	\$ 95,000	\$ 2,613	\$ 357,654
Moderate Income (120% of HUD Median Income)	1	Studio	\$ 79,800	\$ 2,195	\$ 291,576
	2	1 Bedrm	\$ 91,200	\$ 2,508	\$ 341,134
	3	2 Bedrm	\$ 102,600	\$ 2,822	\$ 390,692
	4	3 Bedrm	\$ 114,000	\$ 3,135	\$ 440,250

New Affordable Housing Construction

This section summarizes affordable housing projects constructed during the 2001-2004 reporting period and compares affordable housing construction to market-rate construction. It does not include affordable units that result from nonprofit housing organizations acquiring and rehabilitating residential buildings. These units are covered in the next section.

- A total of 2,284 affordable units were constructed during the 2001-2004 reporting period, representing 27% of the new housing constructed during this period.
- The number of new affordable units peaked in 2002, with the construction of 842 units, representing 37% of the total new construction. This peak in construction activity was due to the construction of the 160-unit New Bernal Dwellings and the 193-unit Plaza East, discussed in greater detail below.
- Very low-income and extremely low income units represent over half of the new affordable units that were constructed.
- The majority (64%) of the new affordable units are family units.

A few of the large affordable housing projects completed in 2001 through 2004 include a number of San Francisco Housing Authority (SFHA) Projects: Hayes Valley South, which includes 110 units completed at the intersections of Buchanan, Webster, Page and Haight Streets; Plaza East, with 193 units; and the 160-unit New Bernal Dwellings family housing at 3100-3190 Chavez Street; and North Beach Place, with 341 very low- and low-income family rental units at 401 Bay Street. There were also a number of Redevelopment Agency projects completed during this reporting period, including the 100-unit Rich Sorro Commons family housing on 150 Berry Street; and the 93-unit family housing at 1 Church Street. A few large developments produced by non-profit developments include: the 148-unit Heritage Homes on 222 Schwerin; the 93-unit Presentation Senior Community Housing at 301 Ellis Street, and Soma Studios/8th and Howard Family Apartments, where 162 very low-income rental units were constructed at 1166 Howard Street. All major new affordable housing projects completed between 1996 and 2004 are detailed in List 1B. Affordable projects under review by the Planning Department are described in List 4.

Graph 6 shows affordable housing construction compared to market-rate housing construction. Table 20 shows the production of affordable housing by levels of affordability and Table 21 shows new affordable housing by type.

GRAPH 6. NEW CONSTRUCTION OF AFFORDABLE AND MARKET RATE UNITS, 2001-2004

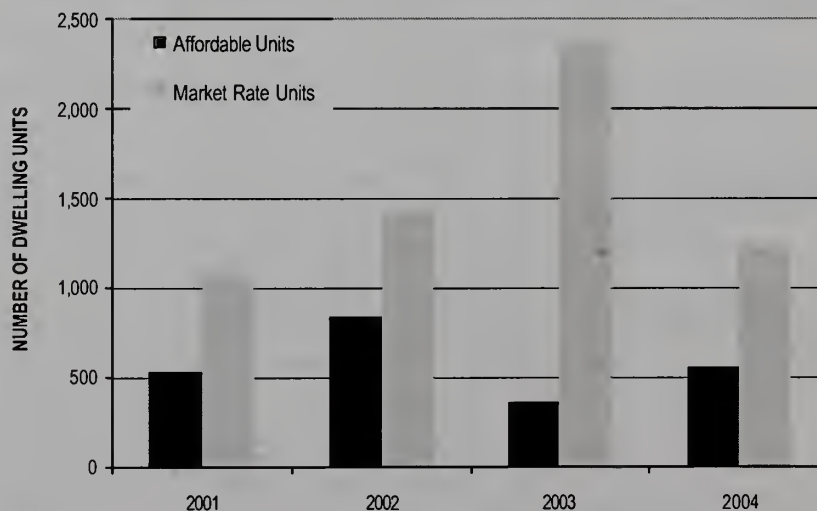


TABLE 20. NEW AFFORDABLE HOUSING CONSTRUCTION BY INCOME LEVEL

Year	Extremely Low* (30% AMI)	Very Low (50% AMI)	Lower (60% AMI)	Low (80% AMI)	Moderate (120% AMI)	Total Affordable Units	% of All Units
2001	230	225	57	0	23	535	33%
2002	378	333	81	0	50	842	37%
2003	36	114	61	33	115	359	13%
2004	254	129	2	0	163	548	31%
TOTAL	898	801	201	33	351	2284	27%

* See page 28 for definitions of income levels. Very Low Income includes Extremely Low Income.

TABLE 21. NEW AFFORDABLE HOUSING CONSTRUCTION BY HOUSING TYPE, 2001-2004

	2001	2002	2003	2004	TOTAL	% of Total
Family*	368	600	126	354	1,448	64%
Senior	144	91	50	25	310	14%
Individual/SRO**	0	99	98	0	197	9%
Homeowner	23	52	85	169	329	15%
TOTAL	512	842	359	548	2,261	100.0%

* Family units include projects with a majority of 2 or more bedroom units.

** Individual/SROs, includes projects with a majority of one bedroom or studios, residential care facilities, shelters and transitional housing.

Inclusionary Housing

In 1992, the City Planning Commission adopted guidelines for applying the City's Inclusionary Affordable Housing Policy. The policy required housing projects with 10 or more units that seek a conditional use permit or planned unit development set a minimum of 10% of their units as affordable units. In 2002, the Board of Supervisors expanded and legislated these guidelines and required that all projects with 10 or more units provide 10% of their units as affordable units to renters earning 60% or less of the area median income (AMI) and in condo developments, the ownership units would be available to people earning up to 100% of the AMI. If a housing project required a conditional use permit, then 12% of the units would need to be made available at the same levels of affordability.

- Between 1992-2000 when the Planning Commission policies were in place, 128 housing units in 22 housing developments were made affordable through this program. In-lieu fees collected under the inclusionary affordable housing program totaled \$150,000; only one project opted for this alternative and the money went to the affordable housing fund.
- Between 2001-2004, 514 inclusionary units were constructed, representing 23% of the total affordable units constructed. This total includes many of the large Redevelopment Agency projects, e.g., the Paramount, where 99 of the 495 units are affordable.

It should also be noted that while market rate housing production made up 73% of new construction, with many projects of 10 units or more, many other housing development projects were not subject to the inclusionary requirement. See List 1A for details on live/work construction, a building type not subject to inclusionary requirements, and for a complete list of projects with 10 or more units constructed in 2001-2004.

Table 22 shows inclusionary units completed from 2001-2004.

TABLE 22. NEW INCLUSIONARY UNITS CONSTRUCTED, 2001-2004

Year	Inclusionary Units
2001	78
2002	133
2003	104
2004	199
Totals	514

Affordability of Market Rate Housing

The San Francisco Bay Area continues as one of the nation's most expensive housing markets, with housing prices rising despite a decline in rental rates. The high cost of housing prevents families earning less than the median income from being able to purchase or rent a median-priced home in San Francisco.

- In 2004, the median price for a three-bedroom home in San Francisco was \$730,000—an 11% increase from 2003 and a 26% increase from 2000—while the Bay Area median price was \$585,000.
- After falling from a high of \$2,750 in 2000, the median rent at the end of 2004 for a two-bedroom apartment was \$2,068, a 33% decrease
- A family earning 120% of the HUD median income (the household in need of affordable housing with the most income available to spend on purchasing a home) would fall short by almost \$300,000 of being able to purchase a median-priced home.
- A four-person household earning 80% of the median income (the household in need of affordable housing with the most income available to spend on rent) could pay a maximum rent of \$1,900 or 92% of the median rent.

Table 23 gives rental and sales prices for 1995 through 2004.

TABLE 23. HOUSING PRICE TRENDS: SAN FRANCISCO AND THE BAY AREA, 1995-2004

Year	RENTAL		FOR SALE	
	2 Bedroom Apartment		3 Bedroom House	
	San Francisco	Bay Area	San Francisco	SF Bay Area*
1995	\$1,100	N/A	\$283,700	\$233,280
1996	\$1,350	N/A	\$288,240	\$241,870
1997	\$1,600	N/A	\$311,240	\$266,180
1998	\$2,000	N/A	\$361,410	\$291,780
1999	\$2,500	N/A	\$409,570	\$308,477
2000	\$2,750	N/A	\$543,059	\$437,290
2001	\$2,331	NA	\$563,770	\$443,980
2002	\$2,089	NA	\$613,330	\$473,266
2003	\$2,023	NA	\$651,640	\$495,460
2004	\$2,068	NA	\$730,290	\$584,230

Sources: S.F. Property Report and Bay Area Council for rental prices. California Association of Realtors (CAR) for home sale prices; the CAR Bay Area data do not include Napa and Sonoma counties.

Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves non-profit housing organizations' purchasing existing residential buildings in order to rehabilitate units for low- and very low-income persons. Table 24 shows units that have been rehabilitated through funding by the Mayors Office of Housing from 2001-2004. Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While many of these units are residential hotel (SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families.

The Housing Inventory reports units in such projects as adding to the housing stock when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end the SRO still has 50 units, then for the purposes of this report these units would not be counted as adding to the housing stock.

- Between 2001-2004, no net new units were added to the housing stock through acquisition and rehabilitation, but 1,306 units were acquired and rehabilitated and added to the affordable housing stock.
- In 2004, 718 units were acquired rehabilitated, the peak for the reporting period. A peak was reached because of a few large projects, including the Delta Hotel with 140 units and the Ambassador Hotel with 134 units.

TABLE 24. UNITS ACQUIRED AND REHABILITATED, 2001-2004

Year	Units Acquired Rehabilitated
2001	264
2002	116
2003	208
2004	718
TOTAL	1,306

Changes in Housing Stock by Planning District

This section reports on new construction and demolitions by 15 Planning Districts (See Map 1). Table 25 summarizes newly constructed units completed and units demolished in each planning district. Data from 2001 through 2003 have been aggregated, while 2004 data are accounted for separately. It is important to note that the “net gain, housing units” calculation accounts for units lost or gained by alterations, even though these figures are not displayed. The table also ranks each planning district by its position in terms of new construction and demolition.

- The South of Market Planning District had the most new construction throughout the 2001-2004 reporting period, 2,926 units were built. The completion of a few large projects at Mission Bay and Rincon Hill accounted for this high number.
- The Downtown Planning District ranked second in new construction (1,197 units) between 2001-2003. Completion of a few major projects, e.g. the 495-unit Paramount at 680 Mission Street, 1045 Mission Street (258 units), and the 142-unit Four Seasons Hotel contributed to this high unit count. In 2004, however, construction of new units dropped considerably in the Downtown Planning District
- In the 2001-2003 period, the Mission ranked third in new units constructed due to the completion of a few major projects, such as, 140 South Van Ness (223 units) and 601 Valencia (24 units).
- Between 2001-2003, the Northeast Planning District ranked first in total housing units demolished brought about by the demolition of the 229-unit North Beach Place.
- In 2004, the most (270 units) residential demolitions occurred in the Mission Planning District, reflecting the demolition of the 246-unit Valencia Gardens and 23 units at 3524 20th Street.

Graph 7 shows total new housing constructed by planning district from 2001 through 2004.

GRAPH 7. UNITS COMPLETED AND UNITS DEMOLISHED BY PLANNING DISTRICTS

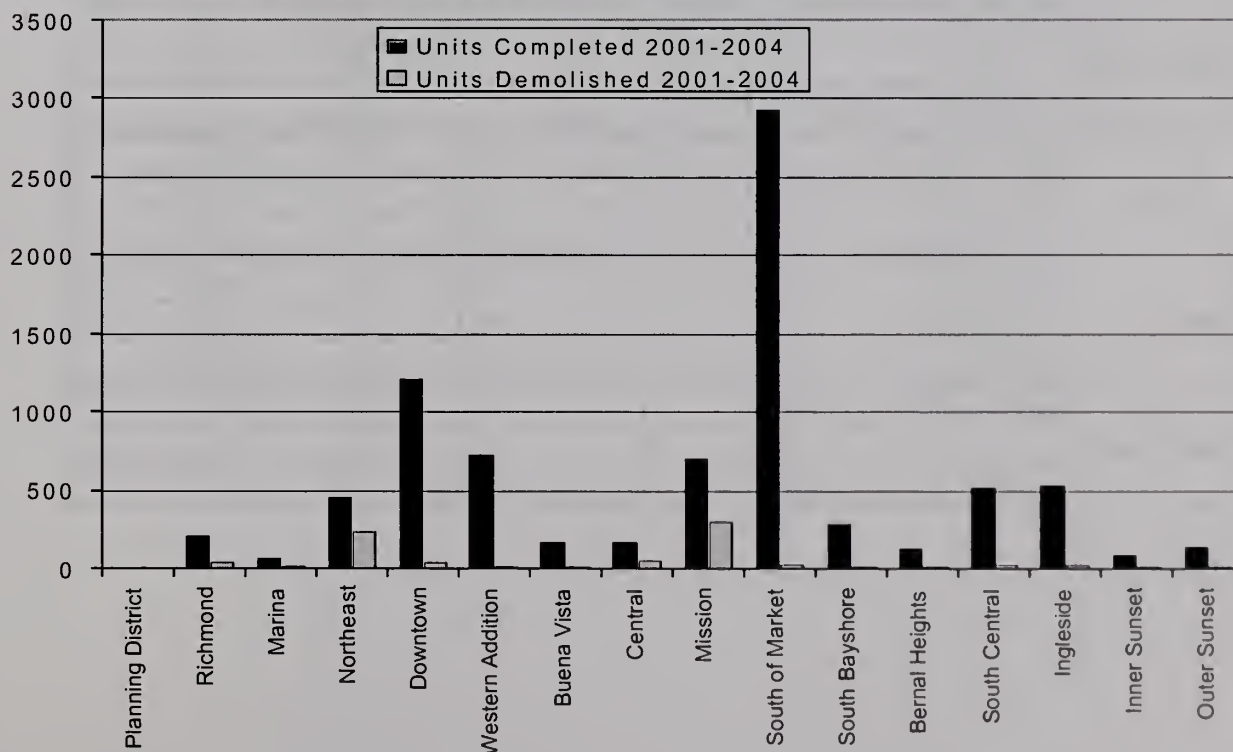


TABLE 25. HOUSING UNITS COMPLETED AND DEMOLISHED BY PLANNING DISTRICT, 2001-2004

	Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
Richmond	2001-2003	171	8	33	3	155	9
	2004	42	6	8	3	35	6
	TOTAL	213		41		190	
Marina	2001-2003	56	15	2	14	13	14
	2004	9	15	2	11	3	13
	TOTAL	65		4		16	
Northeast	2001-2003	151	9	231	1	(61)	15
	2004	305	2	2	11	305	2
	TOTAL	456		233		244	
Downtown	2001-2003	1,197	2	1	15	1,493	2
	2004	21	13	37	2	23	14
	TOTAL	1,218		38		1,516	
Western Addition	2001-2003	467	6	6	12	533	4
	2004	256	3	3	8	253	3
	TOTAL	723		9		786	
Buena Vista	2001-2003	129	11	9	11	133	10
	2004	37	8	8	3	21	7
	TOTAL	166		17		154	
Central	2001-2003	144	10	41	2	123	11
	2004	33	4	7	5	26	4
	TOTAL	177		48		149	
Mission	2001-2003	661	3	21	6	658	3
	2004	48	5	270	1	(216)	15
	TOTAL	709		291	1	442	
South of Market	2001-2003	2,059	1	23	5	2,056	1
	2004	867	1	3	8	861	1
	TOTAL	2,926		26		2,917	

Table 25. Housing Units Completed and Demolished by Planning District, 2001-2004

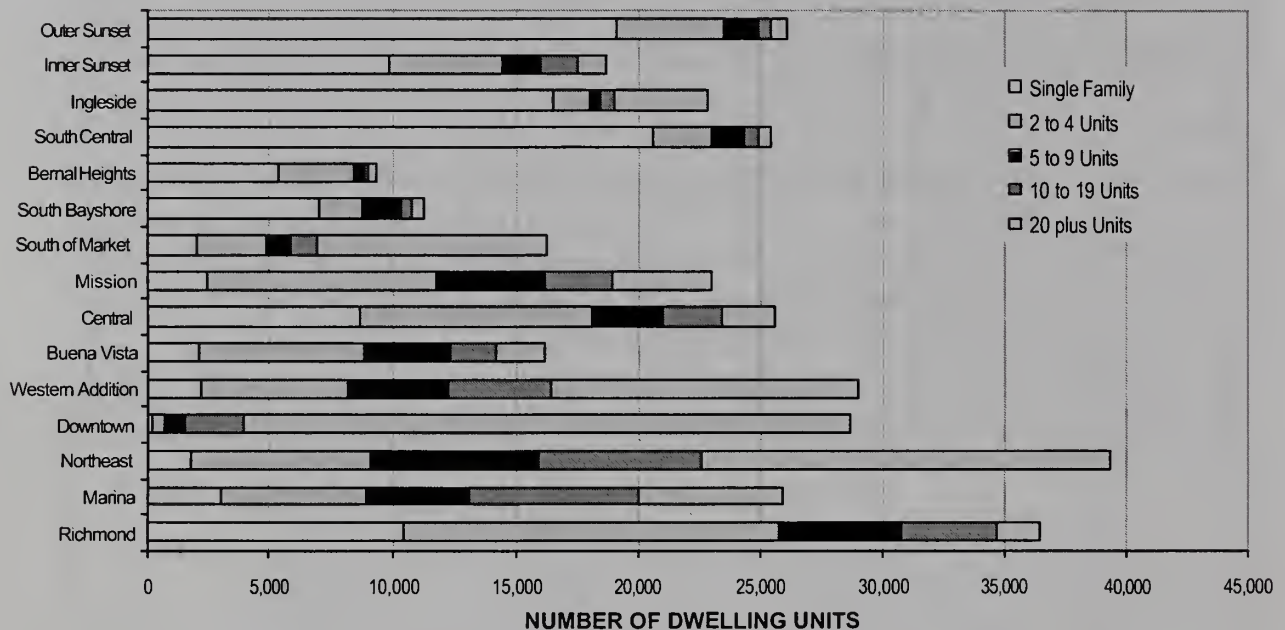
	Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
South Bayshore	2001-2003	282	7	12	9	269	7
	2004	22	12	4	6	20	11
	TOTAL	282		16		289	
Bernal Heights	2001-2003	94	13	3	13	76	12
	2004	39	7	2	11	38	5
	TOTAL	133		5		114	
South Central	2001-2003	491	5	21	6	468	6
	2004	33	9	4	6	38	7
	TOTAL	524		25		506	
Ingleside	2001-2003	529	4	27	4	489	5
	2004	14	14	3	8	11	12
	TOTAL	543		30		500	
Inner Sunset	2001-2003	68	14	11	10	56	13
	2004	24	11	-	15	24	10
	TOTAL	92		11		80	
Outer Sunset	2001-2003	110	12	17	8	222	8
	2004	30	10	2	11	45	9
	TOTAL	140		19		267	

Housing Stock by Planning District

Table 26 contains San Francisco housing stock totals by planning district and net gain since the 2000 census. Graph 8 below shows the total housing stock by building type in the 15 planning districts.

- The South Central (20,622), Outer Sunset(19,022) and Ingleside (16,492) Districts have the highest number of single-family homes in the city.
- The Northeast and Marina districts have the highest share of buildings with 10-19 units.
- The Downtown District has the largest stock of the city's high-density housing, that is, buildings with 20 or more units (25,000 units) followed by Northeast and Western Addition.

GRAPH 8. HOUSING STOCK BY PLANNING DISTRICT



MAP 1. SAN FRANCISCO PLANNING DISTRICTS.



TABLE 26. SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT

	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
Richmond						
2000 Census Count	10,459	15,130	4,989	3,892	1,725	36,195
April to December 2000	-	27	7	18		52
2001-2003	(2)	96	14	14	33	155
2004	(1)	19	-	17	-	35
Total	10,456	15,253	5,010	3,924	1,758	36,402
Percent	29%	42%	14%	11%	5%	100%
Marina						
2000 Census Count	2,978	5,958	4,122	6,900	5,752	25,710
April to December 2000	(2)	1	-	-	149	148
2001-2003	(3)	15	8	(14)	7	13
2004	(5)	-	8	-	-	3
Total	2,968	5,974	4,138	6,886	5,908	25,874
Percent	11%	23%	16%	27%	23%	100%
Northeast						
2000 Census Count	1,813	7,228	6,782	6,571	16,658	39,052
April to December 2000	(3)	14	-	-	-	11
2001-2003	(10)	34	30	58	(173)	(61)
2004	-	2	-	54	249	305
Total	1,800	7,278	6,812	6,683	16,734	39,307
Percent	5%	19%	17%	17%	43%	100%
Downtown						
2000 Census Count	210	508	799	2,332	23,230	27,079
April to December 2000	-	-	32	(12)	-	20
2001-2003	(1)	3	29	24	1,438	1,493
2004	1	-	8	12	2	23
Total	210	511	868	2,356	24,670	28,615
Percent	1%	2%	3%	8%	86%	100%
Western Addition						
2000 Census Count	2,236	5,930	3,912	3,981	11,915	27,974
April to December 2000	(3)	8	-	22	188	215
2001-2003	(2)	38	143	132	222	533
2004	2	(5)	-	12	244	253
Total	2,233	5,971	4,055	4,147	12,569	28,975
Percent	8%	21%	14%	14%	43%	100%
Buena Vista						
2000 Census Count	2,141	6,742	3,463	1,860	1,852	16,058
April to December 2000	(1)	2	10	-	-	11
2001-2003	(8)	9	21	18	93	133
2004	(4)	(5)	-	-	30	21
Total	2,128	6,748	3,494	1,878	1,975	16,223
Percent	13%	42%	22%	12%	12%	100%

TABLE 26. SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT (CONTD.)

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
Central						
2000 Census Count	8,655	9,295	2,893	2,387	2,185	25,415
April to December 2000	-	16	8	-	-	24
2001-2003	(5)	74	20	34	-	123
2004	-	13	-	13	-	26
Total	8,650	9,398	2,921	2,434	2,185	25,588
Percent	34%	37%	11%	10%	9%	100%
Mission						
2000 Census Count	2,438	9,202	4,354	2,495	3,925	22,414
April to December 2000	(1)	20	6	-	152	177
2001-2003	(10)	61	134	154	319	658
2004	1	31	-	-	(248)	(216)
Total	2,428	9,314	4,494	2,649	4,148	23,033
Percent	11%	40%	20%	12%	18%	100%
South of Market						
2000 Census Count	2,025	2,690	959	897	6,396	12,967
April to December 2000	2	47	18	48	298	413
2001-2003	(18)	47	36	187	1,804	2,056
2004	2	24	6	-	829	861
Total	2,011	2,808	1,019	1,132	9,327	16,297
Percent	12%	17%	6%	7%	57%	100%
South Bayshore						
2000 Census Count	6,917	1,680	1,625	315	419	10,956
April to December 2000	48	10	-	18	-	76
2001-2003	39	21	6	40	160	266
2004	5	6	9	-	-	20
Total	7,009	1,717	1,640	373	579	11,318
Percent	62%	15%	14%	3%	5%	100%
Bernal Heights						
2000 Census Count	5,328	3,092	453	136	203	9,212
April to December 2000	7	-	9	-	-	16
2001-2003	5	6	-	-	77	88
2004	3	2	-	-	33	38
Total	5,343	3,100	462	136	313	9,354
Percent	57%	33%	5%	1%	3%	100%
South Central						
2000 Census Count	20,553	2,339	1,248	583	246	24,969
April to December 2000	6	7	9	-	-	22
2001-2003	47	40	68	29	268	452
2004	16	3	8	11	-	38
Total	20,622	2,389	1,333	623	514	25,481
Percent	81%	9%	5%	2%	2%	100%

TABLE 26. SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT (CONTD.)

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
Ingleside						
2000 Census Count	16,466	1,490	461	585	3,282	22,284
April to December 2000	1	-	-	-	-	1
2001-2003	16	(2)	(6)	(14)	495	489
2004	9	2	-	-	-	11
Total	16,492	1,490	455	571	3,777	22,785
Percent	72%	7%	2%	3%	17%	100%
Inner Sunset						
2000 Census Count	9,895	4,478	1,582	1,478	1,194	18,627
April to December 2000	2	7	-	-	-	9
2001-2003	-	21	20	15	-	56
2004	2	-	-	-	22	24
Total	9,899	4,506	1,602	1,493	1,216	18,716
Percent	53%	24%	9%	8%	6%	100%
Outer Sunset						
2000 Census Count	19,011	4,406	1,298	584	487	25,786
April to December 2000	2	5	-	-	-	7
2001-2003	6	95	1	-	120	222
2004	3	22	7	13	-	45
Total	19,022	4,528	1,306	597	607	26,060
Percent	73%	17%	5%	2%	2%	100%

Housing Construction in the Bay Area

This section provides a perspective on San Francisco's housing picture relative to the housing production of the nine Bay Area counties.

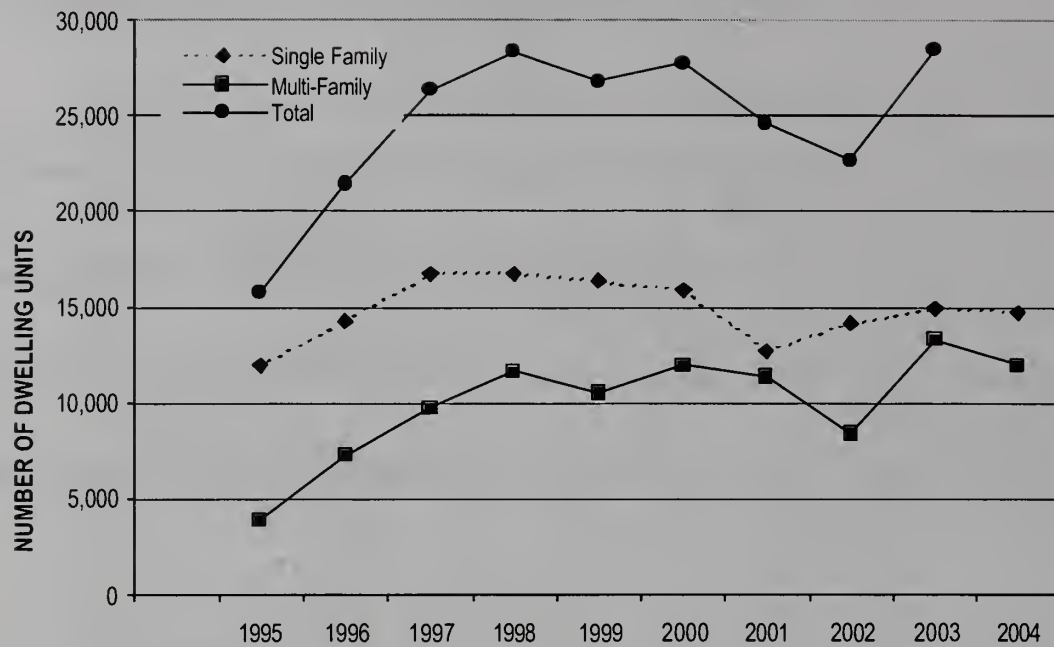
- Between 2001-2004, over 100,000 units were authorized for construction in the Bay Area.
- In 2003, the number of building permits issued peaked, indicating that more housing will be completed in the Bay Area over the next few years.
- For the last four years, Santa Clara and Contra Costa counties accounted for over half of the permits issued while San Francisco accounted for about 10%
- In San Francisco the majority of new housing is in multi-unit buildings whereas single-family housing predominates outside the City

Table 27 shows units authorized for construction in the Bay Area, and Graph 9 shows trends in housing construction by building type from 1995 to 2004.

TABLE 27. UNITS AUTHORIZED FOR CONSTRUCTION, SAN FRANCISCO AND THE BAY AREA COUNTIES

County	2001		2002		2003		2004	
	Units Authorized	Percent of Total	Units Authorized	Percent of Total	Units Authorized	Percent of Total	Units Authorized	Percent of Total
Alameda	3,236	13.17%	3,572	16%	4,520	16%	5,685	21%
Contra Costa	5,136	20.90%	5,805	26%	6,895	24%	5,395	20%
Marin	375	1.53%	440	2%	712	3%	1,028	4%
Napa	907	3.69%	1,194	5%	649	2%	943	4%
San Francisco*	2,380	9.69%	1,478	7%	1,845	6%	2,318	9%
San Mateo	1,441	5.86%	1,423	6%	1,304	5%	1,030	4%
Santa Clara	5,960	24.25%	4,513	20%	7,490	26%	5,509	21%
Solano	2,560	10.42%	2,461	11%	2,678	9%	2,981	11%
Sonoma	2,579	10.49%	1,835	8%	2,339	8%	1,667	6%
TOTAL	24,574	100.00%	22,721	100%	28,432	100%	26,556	100%

GRAPH 9. BAY AREA HOUSING CONSTRUCTION TRENDS, 1995-2004



MAP 2. SAN FRANCISCO AND THE BAY AREA COUNTIES



List of Major Projects

This section details major projects in various stages of the planning and construction process: projects under Planning Department review, projects authorized for construction with building permits, and projects certified complete. Additional project information can be obtained by retrieving a project file or permit application.

A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominium or vice versa before a project is completed and occupied.

Projects Completed: Market Rate and Affordable Housing

List 1A contains market rate projects with ten or more units that were issued a Certificate of Final Completion from 2001-2004; *List 1B* contains affordable projects with ten or more units completed from 2001-2004. Projects completed prior to 2001 are listed in previous *Housing Inventories*.

Projects Authorized for Construction by the Department of Building Inspection

List 2A contains residential projects (five or more units) authorized for construction in 2004. *List 2B* contains residential projects (five or more units) approved from 2001 to 2003.

Projects Under Planning Department Review

List 3 contains major projects (ten or more units) under Planning Department review. These are projects requiring conditional use, environmental review, or other types of discretionary review by the Planning Commission or Zoning Administrator. This list does not include projects undergoing informal Planning review for which no formal applications have been filed.

Affordable Housing

List 4 is for affordable projects in the “pipeline”— projects under review, approved, or under construction.

Abbreviations of Zoning Districts

List 5 contains a list of San Francisco Zoning districts.

List 1 A 2001-2004 Major New Market Rate Projects Completed

YEAR COMPLETED: 2004							
Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
250-260 KING (Mission Place)	Catellus Development Corporation	595	27	353	1 bdrm	Owner / Condo	NA
				220	2 bdrm		
				22	3 bdrm		
2005-2035 McALLISTER STREET (The Village At Petrini Place)	Fulton Masonic LLC	134	13	72 *	1 bd rm	Owner / Condo	NA
				62 *	2 bdrm		
1015 VAN NESS STREET (The Avenue Senior Housing)	San Francisco Care Center, LP	122	25		Studios		25 units very low income
255 BERRY	Ken Barton	100					NA
821 FOLSOM (Shipley Square)	Robert Meyers	78	3		1 bdrm		NA
			5		2 bdrm		NA
1221-1247 HARRISON STREET	Bruce Lymburn	56			Live/Work		NA
3249 MISSION STREET (Tiffany Gardens)	John Sullivan	33	3				NA
1738 HAIGHT		30			in-lieu		NA
1452 BUSH STREET		22	2				NA
300 LAGUNA HONDA BL.		22	0		Live/Work		NA
2516 MISSION STREET	Ghassan Murad	21	1				NA
6900 GEARY BLVD.	Pamela Wiget	17	2				NA
1594 DOLORES STREET	Patrick Mcmanus	13	2				NA
348 HYDE STREET	Allen S Wey	12	1				NA
49 OCEAN AV.	Margret Berlese	11	0				NA
YEAR COMPLETED: 2003							
255 KING	Avalon Bay Communities Inc.	250	21	10	1 bdrm		NA
				8	2 bdrm		NA
				3	3 bdrm		NA
400 BEALE (Bridgeview)	Emerald Fund Inc.	245	8	82 *	1 bdrm		NA
			4	40 *	1+ bdrm		NA
			11	112 *	2 bdrm		NA
			1	10 *	3 bdrm		NA
388 BEALE (Avalon Bay Towers)	Brett Gladstone	226	13	127 *	1 bdrm		NA
			9	88 *	2 bdrm		NA
			1	11 *	3 bdrm		NA

List 1 A 2001-2004 Major New Market Rate Projects Completed

YEAR COMPLETED: 2003, cont.							
Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
140 SOUTH VANNES		223	4	39 *	Studios	Owner	NA
			11	106 *	1		NA
			8	78 *	2		NA
				76	Studios		NA
1 THOMAS MORE	Roman Catholic Archbishop of San Francisco and the Roman Catholic Welfare Corporation of San Francisco	125	11	49	1 bdrm		NA
239 BRANNAN		110					NA
8100-8400 OCEANVIEW-3981 ALEMANY (Oceanview Village)	Steven L Vettel	88	2			Owner	NA
		90					NA
		59					NA
		73					NA
		60					NA
1 BLUXOME	Mier Vidovich	54					NA
200 TOWNSEND	Alice Barkley	51			Live/Work		NA
901 BAYSHORE	D.J.Sullivan	40	4			Rental	NA
2002 THIRD ST.		38			Live/Work		NA
530-548 BRANNAN	Kuang Chen & Jack Wholey	36			Live/Work		NA
		34					NA
		32					NA
213 KING	Seth Bland	34					NA
4445 THIRD ST.	Kate Hartley	30					NA
900 VANNES	Barbara Herzig	28	3	9 *	1 bdrm	Rental	NA
				19 *	2 bdrm		NA
1082 PENNSYLVANIA - 1468 25TH STREET (Pennsylvania Lofts)	So.Pacific Trans.Co.	26			Live/Work		NA
		25					NA
949 POST	Williams Walters	24	0				NA
601 VALENCIA / 3375 17TH STREET (17th and Valencia)	Henry Arana	25	2	13 *	1 bdrm	Owner	NA
				12 *	2 bdrm		NA
400 ALEMANY	Margret Berlese	22	0				NA
2001 HARRISON	NA	22	0		Live/Work		NA
1366 TURK	Alex Varum	16	0				NA
600 PORTOLA (Tower Plaza)	Barbara Herzig	15	2			Rental	NA
239 8TH ST		14	0				NA

List 1 A 2001-2004 Major New Market Rate Projects Completed

YEAR COMPLETED: 2003, cont.							
Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
401 HAYES	NA	14	0				NA
2900 22ND ST	Benjamin Santana	14	0				NA
755 EDDY	Marty Gaehwiler	12	0				NA
1025 MINNA	Yury Trynikov	12	0				NA
1578-1588 INDIANA	Eddie Yim & Brett Gladstone	12	2		Live/Work	Rental	NA
		12	1				NA
2572 THIRD STREET	NA	11					NA
993 TENNESSEE	Margret Berlese	10					NA
222 VALENCIA	John Sullivan	9	1		2 bdr	Owner	NA
YEAR COMPLETED: 2002							
Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
680 MISSION ST (Paramount)	Third and Mission	495	99	24	Studios	n/a	Market Rate = n/a
	Associates, LLC			60	1 bdr		Affordable - 99 @ 50% of MI
				15	2 bdr		
851 FOLSOM ST or 837 FOLSOM ST	Tansev & Assoc.	200	20	187	Residential	n/a	Affordable = 60% BMR
				13	Live/Work		Market Rate = n/a
1901 VAN NESS AV	Emerald Fund	149	6	9	Junior 1 bdr	Owner/ commercial use & condos	\$525,000 -\$700,000
				20	1 bdr w/ study		
				35	2 bdr		
				8	2 bdr w/ study		
55 4TH ST	S F R A CB-1 ENTERTAINMENT (400 unit hotel, of which 142 are residential units)	142		142	n/a	n/a	NA
401 ANZA ST	Kathleen, Frietag, University of San Francisco	136	17	2	Junior 1 bdrm	Owner/Rental primarily for faculty & staff	Affordable = 60% BMR
				6	1 bdrm		Market Rate = n/a
				9	3 bdrm		
219 BRANNAN ST	Jack Wholey	130	-	n/a	Condos	Owner	\$266,220 - \$1,326,000
1325 INDIANA ST	Bruce D. Baumann	48	-	n/a	n/a	Owner	**
851 VAN NESS AV	Gentium Homes Van ness LLC	32	-	32	Commercial Use/Condo	Owner	\$3,600,000

List 1 A 2001-2004 Major New Market Rate Projects Completed

YEAR COMPLETED: 2002, cont.							
Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
767 BRYANT ST	SF Flowers Growers Assn	30	-	30	Live/Work	n/a	**
1310 MINNESOTA ST	Bruce D. Bauman	30	-	30	Live/Work	Owner	**
2111 26TH ST/2211 26TH ST	Guntren Family Partnership	26	-	26	Live/Work	Owner	**
	Brett Gladstone	16	-	16	Live/Work	Owner	**
3148-3151 KAMILLE		28					
700 ILLINOIS ST	Bestco, LLC	20	-	20	Live/Work	Owner	\$1,015,000
1050 17TH ST	Ciaran Harty	19	-	19	Live/Work	Owner	\$452,480
1970 SUTTER ST	Paula Collins	19	-	19	Condos	Owner	\$494,000 - \$700,000
1280 EDDY		15					NA
3050 HARRISON		15					NA
411 FRANCISCO ST	Marc Facio, Marc Fac Development	14	-	14	Condos	Owner	\$565,000 - \$575,000
3155 26TH ST		12					NA
698 LARCH		12					NA
1295 EDDY		12					NA
3051 FOLSOM		12					NA
3101 26TH ST		12					NA
3149 26TH ST		12					NA
1150 TURK		12					NA
2572 THIRD ST	Bruce D. Bauman	11	-	11	Condos	Owner	\$775,000
YEAR COMPLETED: 2001							
Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
SOMA RESIDENCES	Emerald Fund	258		27	1bdr+loft	Rental	\$1,300 - \$1,450
				14	1bdr	Rental	\$1,200 - \$1,400
1045 MISSION ST			5		1bdr (BMR)	Rental	\$685 (BMR)
				42	Studio+sleeping alcove	Rental	\$1,075 - \$1,275
				61	Studio+loft	Rental	\$975 - \$1,200
				32	Studios	Rental	\$925 - \$1,100
				27	SRO's	Rental	\$750 - \$900
			50		SRO's (BMR)	Rental	\$420 - \$480 (BMR)
				20	Live/Work	Rental	\$1,450 - \$1,600

List 1 A 2001-2004 Major New Market Rate Projects Completed

YEAR COMPLETED: 2001, cont.							
101 CRESENT		64	14			Owner	NA
350 GOLDEN GATE		51					NA
530 CHESTNUT ST /	Marc Facio, Marc Fac Development	36	-	n/a	Condos	Owner	\$460,000 - \$925,000
2230 MASON ST		12	-	n/a	Condos	Owner	\$484,000 - \$725,000
3445 GEARY BLVD	Queensway Holdings	33	1	12	1 bdr	Owner/Condo	\$2,811,346
			2	21	2 bdr		
1880 LOMBARD ST	K.S.W. Joint Venture	27	2	13	1 bdr	Rental	Affordable = 60% BMR
			1	14	2 bdr		Market Rate = n/a
2130 HARRISON ST	2130 Harrison Street, LLC	26	-	26	Live/Work	Owner	**
520 6TH ST	317 Harriet St. Associates LLC	24	-	24	Condos	Owner	\$326,283 - \$649,000
590 6TH ST	6TH/Brannan Associates, LLC	24	-	24	Live/Work	Owner	\$511,000 - \$675,000
	S.F. Homes c/o Baumann & Assoc.	24	-	24	Live/Work	Owner	**
Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
360 6TH ST	Keith Rivera, MacDonald Architects	19	-	n/a	Live/Work	Owner/Condo	\$360,000
3930 24TH ST	J. Cassidy Construction	19	2	1	1bdr	Rental/ Owner/ Condo	Affordable = 80% BMR
				2	2 bdr		Market Rate = \$225,000 \$350,000
				14	Studios		
128 MORRIS ST	Angelo Ferro	16	-	n/a	Live/Work	Owner	\$310,000 - \$429,000
1000 PENNSYLVANIA AV	Brendan Quinlan	16	-	n/a	Live/Work	Owner	\$340,000 - \$565,000
1601 PACIFIC AV	Tim Brown	16	-	n/a	Condos	Owner	**
1801 POLK ST	Thomas F. Coyne, Polk/Washington LLC	16	-	n/a	Mixed Use/ Condo	Owner	**
250 CLARA ST	Mel Lee, 2601 Harrison Street	15	-	15	Live/Work	Owner	\$500,000
322 6TH ST	322 Sixth St, LLC	15	-	n/a	Live/Work	Owner	**
761 TEHAMA ST	Carlo Campbello	14	-	n/a	Live/Work	Owner/Condo	\$390,000 - \$480,000
1026 FOLSOM ST	1026 Folsom Street, LLC	12	-		Live/Work	Owner/Condo	\$359,000 - \$599,000
91 GARRISON		12					NA
3195 26TH ST		12	1				NA
545 LEAVENWORTH ST	B. Baumann & Assoc.	12	-	n/a	Live/Work	Owner/Condo	\$323,000 - \$367,000
23 GARRISON		11					
588 SOUTH VAN NESS AV	Hawk Lee	11	-	n/a	Live/Work	Owner/Condo	\$310,000 - \$465,000

List 1 A 2001-2004 Major New Market Rate Projects Completed

YEAR COMPLETED: 2001, cont.							
Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
699 PENNSLYANIA AVE	Johannes Huwyler	10	-	n/a	Live/Work	Owner/Condo	\$340,000 \$369,000
YEAR COMPLETED: 2000							
One Embarcadero South 88 King Street	Redevelopment Agency	233					
* Unit Mix Information has been extrapolated from the available Inclusionary Housing Information							

List 1 B 2001-2004 Major New Affordable Projects Completed

YEAR COMPLETED: 2004						
Project Name / Street Address	Sponsor	Total Units	Unit Mix		Tenure Type	Affordability as % of Median Income*
North Beach Place	Bridge Housing	341	79	1 BR	Rental/Families	229 @ 25% AMI
401-455 Bay Street	San Francisco Housing Authority		161	2 BR		112 @ 50 % AMI
			67	3 BR		
			34	4 BR		
YEAR COMPLETED: 2003						
Soma Studios 1166-1168 Howard St.	TNDC/Citizens Housing	162	88	Studios	Very Low Income Rental	112 @ 26-50%
			12	1 bdr		50 @ 51-60%
			40	2bdr		
			22	3bdr		
1881-1899 Bush St.	Japanese American Religious Federation Assisted Living Facility, Inc.	54	50	Studios	Low and Moderate Senior Rental	7 @ 0-20% AMI; 7 @ 51-60% AMI; 16 @ 61-80% AMI; 20 @ 81-120% AMI; 4 @ 121%+ AMI
Kokokoro Assisted Living Facility			4	1 bdr		
Bayview Commons	Mission Housing Development Corporation	30	19	2 bdr	Very Low Income Family Rental	29 @ 50% AMI
4445 3rd Street			9	3bdr		
			2	4bdr		
Keith Street Homes	Site X Development Associates, Inc.	10	10	4 bdr	Low and Moderate Income First-time Homeownership	2 at 50% AMI; 6 at 61-80% AMI; 2 at 81-120% AMI
623 Keith St.						
YEAR COMPLETED: 2002						
Plaza East		193	19	1 bdr		Section 8 Subsidized Housing (replacement housing on site in relation to demolition of 276 unit high rise)
Turk, Buchanan, Laguna, Willow	San Francisco Housing Authority		105	2 bdr		
			50	3 bdr		
			19	4 bdr		
NEW BERNAL DWELLINGS	Ted Dienstfrey, SF Housing Authority	160	3	1 bdr	Low-Income Rental	Section 8 Subsidized Housing (replacement housing on site in relation to Geneva Towers demolition)
			85	2 bdr		
3100-3190 Chavez St			72	3 bdr		
RICH SORRO COMMONS	Mission Housing Development	100	16	1 bdr	Low Income Families/Rental	100 @ 50% of M.I.
150 Berry St	Corporation		39	2 bdr		
			34	3 bdr		
			11	4 bdr		
ONE CHURCH STREET APTS	Church Street Housing Assn.	93	26	1 bdr	Low Income Families/Rental	63 @ 50% of M.I.
1 Church St			38	2 bdr		30 @ 60% of M.I.
			29	3+ bdr		

List 1 B 2001-2004 Major New Affordable Projects Completed

YEAR COMPLETED: 2002 Cont.						
Project Name / Street Address	Sponsor	Total Units	Unit Mix		Tenure Type	Affordability as % of Median Income*
John W. King Senior Community 500 Raymond	SFUSD	91	n/a	n/a	Very Low Income Senior Housing	90 @ 50% of M.I.
8TH ST. COMMUNITY RESOURCE OPPS	Episcopal Community Services	48	4	1 bdr	Homeless Families/	48 @ 60% of M.I.
165 8th St			12	2 bdr	Very Low Income Families	
			27	3 bdr	Renters	
			5	4 bdr		
YEAR COMPLETED: 2001						
Project Name / Street Address	Sponsor	Total Units	Unit Mix		Tenure Type	Affordability as % of Median Income*
Heritage Homes	Mercy Charities Housing	148	22	1 bdr	Rental/Families	118 @ 40-50% AMI
222 Schwerin			42	2 bdr		30 project based Section 8 subsidized housing in relation to Geneva Towers demolition
			84	3+ bdr		
Hayes Valley South	SFHA	110		1 bdr		
Buchanan/Webster/Page/Haight				2 bdr	Rental/Families	Mixed Income
				3 bdr		
PRESENTATION SENIOR COMMUNITY	Mercy Charities Housing	93	61	1 bdr	Senior	93 @ 60% of M.I.
301 Ellis			31	2 bdr		
			1	3+ bdr		
BERNAL GATEWAY 3101 Mission	BHNC	55	8	1 bdr	Rental / Families	Compliance with San Francisco Home Loan Agreement (MoH)
			29	2 bdr		
			18	3+ bdr		
Madonna Residences	St. Anthony Foundation	51	51	Studios	Rental/Senior	51 @ 25 % AMI
350 GOLDEN GATE AV						

List 2A. 2004 Projects Authorized for Construction

Units	Address			Cost	Type
January					
6	807	COLUMBUS	AV	\$20,000	Alteration
87	810	BATTERY	ST	\$17,000,000	New
February					
18	469	26TH	AV	\$2,380,000	New
March					
6	469	TEHAMA	ST	\$590,000	New
24	284	VALENCIA	ST	\$2,775,900	New
82	50	LANSING	ST	\$18,800,000	New
47	992	PERALTA	AV	\$7,000,000	New
April					
12	250	KING	ST	\$1	Alteration: Corrects Previous Unit Count
93	125	03RD	ST	\$109,000,000	Alteration
15	6901	GEARY	BL	\$4,900,000	New
13	401	CRESCENT	CT	\$1,800,000	Alteration
6	2279	VAN NESS	AV	\$1	Alteration: Corrects Previous Unit Count
May					
10	693	SUTTER	ST	\$900,000	Conversion
8	1734	LOMBARD	ST	\$1,880,000	New
70	350	BRODERICK	ST	\$15,000,000	New
June					
12	470	CLEMENTINA	ST	\$1,288,000	New
54	3000	23RD	ST	\$8,000,000	New
9	66	ESPLANADE	*	\$1,179,000	New
9	16	ESPLANADE	*	\$1,179,000	New
10	87	VALENCIA	LN	\$1,284,000	New
14	121	ESPLANADE	*	\$2,003,000	New
14	65	ESPLANADE	*	\$1,865,000	New
14	291	GUERRERO	ST	\$2,053,000	New
15	61	ESPLANADE	*	\$1,893,000	New
15	61	VALENCIA	LN	\$2,032,000	New
15	1758	15TH	ST	\$2,178,000	New
15	20	ESPLANADE	*	\$2,032,000	New
15	1790	15TH	ST	\$2,175,000	New
16	2	VALENCIA	LN	\$2,167,000	New
16	104	VALENCIA	LN	\$2,167,000	New
18	70	VALENCIA	LN	\$2,314,000	New
20	9	ESPLANADE	*	\$3,729,000	New
45	360	VALENCIA	ST	\$4,750,000	New
14	2298	LOMBARD	ST	\$5,000,000	New
31	1011	HOWARD	ST	\$940,000	Alteration

List 2A. 2004 Projects Authorized for Construction

Units	Address			Cost	Type
July					
29	150	POWELL	ST	\$12,550,000	Alteration
198	170	KING	ST	\$32,000,000	New
16	4343	03RD	ST	\$2,800,000	New
August					
6	199	LELAND	AV	\$450,000	New
55	480	POTRERO	AV	\$8,000,000	New
15	2815	DIAMOND	ST	\$4,300,000	New
16	1725	N	ST	\$2,800,000	New
128	555	04TH	ST	\$27,000,000	New
September					
20	438	CLEMENTINA	ST	\$3,000,000	New
12	1848	GENEVA	AV	\$2,368,000	New
16	1838	GENEVA	AV	\$2,286,500	New
9	939	JACKSON	ST	\$1,350,000	New
18	69	CLEMENTINA	ST	\$570,000	Alteration
8	1638	LARKIN	ST	\$1,350,000	New
October					
5	316	ALEMANY	BL	\$1,125,000	New
12	1820	EDDY	ST	\$700,000	Alteration
6	2637	24TH	ST	\$1,023,169	New
6	1335	FULTON	ST	\$940,000	New
November					
24	2161	SUTTER	ST	\$3,500,000	New
106	992	HOWARD	ST	\$80,000	New
179	2	FELL	ST	\$32,976,775	New
29	8	MCLEA	CT	\$1,250,000	New
22	550	GREEN	ST	\$750,000	Alteration
21	329	BAY	ST	\$5,000,000	New
9	770	POWELL	ST	\$7,100,000	New
December					
12	1810	POLK	ST	\$2,200,000	New
7	3148	GEARY	BL	\$2,100,000	New
17	776	TEHAMA	ST	\$1,500,000	New

List 2B. 2003-2001 Projects Authorized for Construction by DBI

2003							
Address			Units	Address			Units
199 NEW MONTGOMERY ST		ST	166	334 06TH ST		ST	8
201 BERRY ST		ST	140	965 GENEVA AV		AV	8
55 PAGE ST		ST	127	3165 MISSION ST		ST	7
88 TOWNSEND ST		ST	112	3175 MISSION ST		ST	7
992 HOWARD ST		ST	106	466 CLEMENTINA ST		ST	6
75 DORE ST		ST	98	52 SHERIDAN ST		ST	6
145 TAYLOR ST		ST	67	567 VALLEJO ST		ST	5
25 SIERRA ST		ST	67	607 LONDON ST		ST	5
1881 BUSH ST		ST	54	494 FILBERT ST		ST	5
1600 WEBSTER ST		ST	48	518 FUNSTON AV		AV	5
1 POWELL ST		ST	44	843 SOUTH VAN NESS AV		AV	5
1630 CALIFORNIA ST		ST	40	2002			
327 GRANT AV		AV	39	411 BAY ST		ST	341
5199 MISSION ST		ST	37	1033 VAN NESS AV		AV	122
1635 CALIFORNIA ST		ST	36	277 GOLDEN GATE AV		AV	92
2524 MISSION ST		ST	33	466 BUSH ST		ST	86
421 TURK ST		ST	29	328 TEHAMA ST		ST	85
522 CARTER ST		ST	26	321 FREMONT ST		ST	51
638 19TH ST		ST	24	3294 MISSION ST		ST	33
3417 18TH ST		ST	23	1314 POLK ST		ST	32
527 GOUGH ST		ST	21	949 POST ST		ST	24
528 CARTER ST		ST	21	1452 BUSH ST		ST	22
548 CARTER ST		ST	21	300 LAGUNA HONDA BL		BL	22
538 CARTER ST		ST	21	50 JULIAN AV		AV	20
1168 FOLSOM ST		ST	20	770 LA PLAYA *		*	14
1828 GENEVA AV		AV	16	755 EDDY ST		ST	12
8 LANDERS ST		ST	14	1145 MISSION ST		ST	12
1598 DOLORES ST		ST	13	49 OCEAN AV		AV	11
556 CARTER ST		ST	12	222 VALENCIA ST		ST	10
3130 NORIEGA ST		ST	9	1818 SAN JOSE AV		AV	9
1081 LE CONTE AV		AV	9	1800 SAN JOSE AV		AV	9

List 2B. 2003-2001 Projects Authorized for Construction by DBI

Address			Units	Address			Units
1738 09TH	AV		8	601 VALENCIA	ST		24
1009 MISSION	ST		8	2095 HARRISON	ST		22
1738 LOMBARD	ST		8	2101 03RD	ST		20
555 IRVING	ST		8	2507 PINE	ST		19
4501 IRVING	ST		8	601 MARIPOSA	ST		18
1551 TARAVAL	ST		7	1366 TURK	ST		16
424 JESSIE	ST		6	68 HARRIET	ST		16
424 JESSIE	ST		6	600 PORTOLA	DR		15
850 CORBETT	AV		6	401 HAYES	ST		14
430 JUDAH	ST		6	2900 22ND	ST		14
3284 SAN BRUNO	AV		5	348 HYDE	ST		12
1151 CHURCH	ST		5	420 STANYAN	ST		9
3110 CALIFORNIA	ST		5	800 INNES	AV		9
2001				1125 OCEAN	AV		9
Address			Units	741 ELLIS	ST		9
260 KING	ST		300	1047 MISSISSIPPI	ST		9
250 KING	ST		295	2315 VAN NESS	AV		8
355 01ST	ST		206	3345 17TH	ST		8
333 01ST	ST		136	1610 SACRAMENTO	ST		8
235 BERRY	ST		106	700 SANSOME	ST		8
255 BERRY	ST		100	363 VALENCIA	ST		8
1 CHURCH	ST		93	926 GROVE	ST		8
809 FOLSOM	ST		78	140 PORTOLA	DR		7
260 GOLDEN GATE	AV		64	1652 EDDY	ST		6
260 GOLDEN GATE	AV		64	3615 20TH	ST		6
901 BAY SHORE	BL		40	807 COLUMBUS	AV		6
101 CRESCENT	WY		39				
213 KING	ST		34				
4445 03RD	ST		30				
1738 HAIGHT	ST		30				
380 10TH	ST		30				
1016 GRANT	AV		26				

List 3. Major Housing Projects Under Planning Department Review as of December 2004

NUMBER OF UNITS	PROJECT NAME	DESCRIPTION
200	1455 MARKET ST	08/21/2003 Shadow Study Prop. K. The proposed project involves the demolition of the seven buildings between Market and Mission Streets on the west side of 10th Street totaling 166,700gsf and the construction of a 964,450 gsf office and residential complex, including 422 affordable dwelling units, 513,250 gsf of office use, 12,250 gsf of retail use and 280 off-street parking spaces.
400	231 ELLIS ST	The proposed project involves the demolition of seven buildings containing a mixture of commercial, residential and retail uses totaling about 105,000gsf and construction of a 735,000gsf affordable housing complex containing 11,000gsf of office space, 11,000gsf of retail space, 400 dwelling units, and 550 off-street parking spaces.
254	5600 03RD ST	CU to construct Dwelling Units in an M-1 Zoning District per Planning Code Section 215, CU for a PUD for res. density, rear yard exception per Planning Code 304
231	1340 & 1390 MISSION ST	Construction of two affordable housing developments totaling 237 units. Construction of two affordable housing developments on a 46,000 square foot site - one development would provide affordable housing for seniors and the other would provide affordable housing for families. The senior affordable housing would be eight stories tall, approximately 91,800 square feet in size, and would have 111 dwelling units. The family affordable housing would be 11 stories tall, about 202,440 square feet in size, would include 126 dwelling units, and would have ground-floor retail, cultural and after school program space. There would be 23 parking spaces located in the garage under the senior housing and 20 parking spaces under the family housing. Variance for Sec. 140 (dwelling-unit exposure) & Sec. 121 minimum lot width. "CU" for additional FAR (Sec. 124(f)) subject to affordability restrictions.
25	1880 MISSION ST	Demolish light industrial bldg and construct 194-unit PUD with commercial and 225 parking spaces.
160	990 Polk Street	The proposed project involves the demolition of an existing one story Laundromat building and construct a 121,829 gsf affordable senior housing development, containing 160 dwelling units, 4,800 gsf of ground-floor retail space, and 14 off-street parking spaces.
158	HUNTERS VIEW/ MIDDLE POINT RD	Demolition and rebuild of SF Housing Authority Hunters View development as HOPE VI, federally funded, public housing. The project would add 158 dwelling units, 282 parking spaces, and 620 sf community space over existing conditions.
154	1740 17th Street	Demolition of existing commercial and PDR buildings and construction of a mixed-use building with 154 dwelling units, 24,208 GSF ground floor commercial use, and 249 parking spaces.
151	2949 18TH ST	The proposal would demolish a 1-story 9,000 sf structure most recently used for commercial truck dispatch and maintenance and construct a new four-story over basement building containing 151 dwelling units, at least 117 of which are affordable (and a further 24 of those which would be designated for occupancy by senior citizens), 12,000 sf of PDR space, and 140 off-street parking spaces. DR req'd per CPC Res 16727, CU req'd for PUD and housing in an M-1, T and Z req'd for affordable housing SUD, S req'd for Four-lot Air Space Subdivision
83	251 06TH ST	Demolition of an existing one-story building and construction of a four-story SRO residential building with 83 SRO units, 1,450 GSF of ground floor retail use, and four off-street parking spaces.
75	Arelious Walker Drive	The proposal is a 75-unit affordable housing project PUD.
48	519 ELLIS ST	03/07/2003 Shadow Study Prop K. Proposed Project involves the construction of senior housing structures totaling 48 units. 519 Ellis Street would be five-story 14,364 building with 24 units and 430 Eddy Street would be a five-story 13,600 gsf building with 24 units.
46	255 07TH ST	Demolition of two buildings and construction of an affordable housing project with 46 dwelling units, 47 off-street parking spaces, and appx. 20,000 GSF for an outpatient health clinic.
36	1801 MISSION ST	Construction of a seven-story structure with 36 affordable senior housing units, no off-street parking, and appx. 2,600 GSF of ground floor commercial use.
3	2601 VAN NESS AV	New 27-unit residential building with 5 retail spaces and below-grade parking.
24	430 EDDY ST	New-construction, 24 units of senior housing, requiring "C" for height over 40' [Sec. 253] & "V" for rear-yard modification [Sec. 134(f)]
12	Habitat for Humanities BART Prop.	12 new single family dwellings on vacant surplus BART ROW

List 3. Major Housing Projects Under Planning Department Review as of December 2004

NUMBER OF UNITS	PROJECT NAME	DESCRIPTION
1033	1169 MARKET ST	The proposed project is to demolish the existing 263,602gsf, 377 unit apartment complex and construction of a 1,500,000gsf three connected residential buildings over a 2-story podium, containing about 1,410 dwelling units, 20,000gsf of ground-floor retail
860	300 SPEAR ST	The project is to construct a mixed-used project on a vacant lot that would consist of approx. 800 dwelling units, 36,000 square feet of commercial / retail use, and up to 890 parking spaces.
806	201 Folsom St (390 MainSt.)	Remove an existing US Postal Service surface parking lot and construct a new 38-40 story building with 806 residential units, ground floor retail, 806 off-street parking spaces for the residential use, 16 retail parking spaces and 263 USPS parking spaces
545	1028 MARKET ST	Demolition of two existing buildings and construction of a 19-story, mixed-use building with 545 dwelling units, 484 off-street parking spaces, and appx. 51,520 GSF of ground floor commercial use.
544	801 BRANNAN ST	Demolish an existing building (Concourse Exhibit Hall) containing 125,000 square feet of space and 280 surface parking spaces and construct new buildings extending up to 70 feet in height and containing 560 dwellings, 438 off-street parking space, and 8,000 sf retail space.
506	425 First Street	The proposed project involves the demolition of the existing 75,816gsf Bank of America Clock Tower office building and the construction of a 534,500 gsf residential complex including 506 dwelling units and 246 off-street parking spaces.
491	55 Laguna Street	Mixed-use project which would include construction of seven new buildings and the adaptive re-use of two existing buildings for 491 dwelling units, 421 off-street parking spaces, 3,500 GSF of retail use, 12,000 GSF for a dental clinic, and 12,590 GSF for community serving use.
450	1000 16TH ST / 1400 7th St.	The proposed project involves the construction of three building residential complex including 450 dwelling units, 26,500gsf of ground-floor retail space and 503 off-street parking spaces. The project would include a partial street vacation to narrow the width of Daggett Street.
352	385 FREMONT ST	The proposed project would demolish two existing buildings and construct a 37-story, 563,000 sq. ft. residential tower with 359 units, 359 parking spaces, chapel, retail, and loft commercial and/or office of less than 24,500 sq. ft.
343	5800 03RD ST	09/08/2003 Shadow Study Prop. K The proposed project involves the demolition of the existing 103,000 gsf Coca-Cola bottling facility and the construction of a Planned Unit Development including 4 four-to-five story residential buildings for 343 dwelling units, 13,000 gsf of ground-floor retail space, and 427 off-street parking spaces.
333	340 FREMONT ST	Demolition of two existing building and construction of two residential buildings with up to 355 dwelling units, 2,335 GSF, and 336 off-street parking spaces.
305	45 LANSING ST	Demolition of an existing building and construction of a 400-foot mixed-use building with 305 dwelling units, 280 off-street parking spaces, and 1,000 GSF of ground floor retail use.
260	301 Mission St.	Demolish three existing office buildings and construct a new 54-story, 972,750 gsf building with retail uses on the first and second floors, office space on the second through seventh floors, a 176-unit extended stay hotel on the third to fourteenth floors, 125 rental units on the fifteenth to twenty-seventh floors and 135 condominium units on the twenty-eighth to fifty-fourth floors. 250 off-street parking spaces would be provided in two subsurface parking levels.
251	535 MISSION ST	Request for Determination of Compliance under Section 309 with exceptions for rear yard requirements, ground level wind currents, independently accessible off-street parking, and bulk limits in order to construct a 251-unit residential building with ground level retail, and subgrade parking. This site had a previous approval for an office project from May 10, 2000, which has now expired. A conditional use would be required for an alternate proposal to provide parking spaces in excess of the permitted accessory amount & for a two-year authorization to use the site as a temporary parking lot (Sec. 156(h)). A variance would also be required for dwelling unit exposure for a number of the proposed units per the proposed design scheme
207	1800 MISSION ST	Rehabilitate existing historic Armory building into 207 dwelling units

List 3. Major Housing Projects Under Planning Department Review as of December 2004

NUMBER OF UNITS	PROJECT NAME	DESCRIPTION
202	3251 20th Ave	<p>12/16/2002 Shadow Study Prop. K The project site is approx. 13.6 acres situated to the east and west of Buckingham Way. On the west side of Buckingham Way the existing use is surface parking and one building (cinema) to remain. New construction will consist of 202 apartment units in three bldgs. at 50 feet and 85 senior care units in one bldg. at 40 feet. New construction east of Buckingham Way will consist of retail and parking.</p> <p>12/12/2000 Environmental Review application submitted (with Transportation Study)</p> <p>06/06/2001 Shadow Study Prop. K Convert existing surface parking lots at the Stonestown PUD to about 121,800 square feet of new retail space, approximately 415 new residential units and a net of 4,170 off-street parking spaces.</p> <p>7/5/2001 Zoning Map Amendment request to change the height limit from 40 feet to 130 feet for residential use in the 65-D Height and Bulk District.</p>
176	41 TEHAMA ST	Demolition of a parking storage building and surface parking lot and construction of 20 story residential building with 176 residential dwelling units, 158 off-street parking spaces, and one loading space.
165	450 Rhode Island St.	New structure containing 170 DU's, ~40ksf retail, and 323 off-street parking spaces on a vacant lot. Site previously occupied by S&C Ford (ref Case No. 1999.410C). IPZ - Mandatory DR per 16202
160	900 MINNESOTA ST	The proposed project involves the demolition/renovation of an existing 136,500 gsf one-story industrial complex into a 235,350 gsf mixed-use complex. The project would retain the facades of 2 two-story buildings and demolish a one-story building. The new complex would include 186,265 gsf for 142 dwelling units, 18,018 gsf office use, and 70,350 gsf for 163 off-street parking spaces in 5 five-story structures.
150	245-249 HYDE ST	The project involves demolition of two independent 2-story buildings (27,520 sf total) and construction of an 105,270 sf, 8-story building with about 150 residential units and about 25,580 sf of retail space on the first two floors. There would be 100 parking spaces in two below-grade levels.
148	675 TOWNSEND ST	Construct a new city sidewalk. Previous case # is 1999.863. Construction of 148 Residential Units is Case # 1998.455.
128	900 INNES AVE	The proposed project is construction of two four-story residential buildings for 128 units and a 40-slip marina. The project also includes: 8,613 gsf for retail, 139 subsurface parking spaces; improvements to the Bay trail and potential continuation of Hudson Avenue and Griffith Street. The marina construction requires dredge and fill. The project would include the demolition of four small structures, one of which is under review for Landmark designation (2004.0916).
120	631 FOLSOM ST	Construction of 21-story, appx. 214 foot residential building with 120 dwelling units, 47 off-street parking spaces, and 3,677 gsf of ground-floor retail use on an existing parking lot.
120	8 Washington Street	New construction for 8-story mixed use building including 120 residential units over two-level 12,500 gsf private health club and below-ground parking garage. Existing tennis courts on site to be reconfigured on a portion of the site at grade, adding pool; existing 1,558 gsf pro-shop to be demolished and relocated into new facility.
119	1275 FELL ST	(1) Demolish the existing 1-story, 12,000 square feet with 61 off-street parking spaces, Bank of America branch building; and (2) construct two new buildings 40-52 feet high, mixed-use planned unit development containing up to 119 residential units (12% affordable), approximately 15,030 square feet of commercial space (including 4,250 sf for a new Bank of America branch building), and up to 163 independently accessible off-street parking spaces and three tandem parking spaces.
113	1844 MARKET ST	The proposed project is demolition of a 3-story 6,400-gsf office building and construction of a 7-story 140,380-gsf mixed use residential structure in two buildings with shared basement parking, and a podium courtyard, spanning the midblock approaching the corner of Market and Waller Streets. The project would add 113 dwelling units, 90 parking spaces (net 73 spaces), and ground floor retail along Market Street to the through-lot parcel (0871/016), which is within the Market and Octavia Plan Area and NC-3.
102	2235 03RD ST	The proposed project involves the renovation of two existing vacant buildings totaling about 27,200 gsf and construction of a 115,254 gsf addition. The proposed project would include up to 102 dwelling units with 114 off-street parking spaces.
100	973 MARKET ST	Reuse of an historical building - convert from commercial use to residential use with 100 SRO dwelling units and ground floor commercial use.

List 3. Major Housing Projects Under Planning Department Review as of December 2004

NUMBER OF UNITS	PROJECT NAME	DESCRIPTION
88	333 FREMONT ST	The project involves new construction for an eight-story, 88-unit, residential building (132,000 gsf) with three levels of underground residential parking, to replace a one-story commercial office building (30,417 gsf) in the Rincon area.
87	650 EDDY ST	10/15/2002 - Reevaluation of a Neg. Dec. - reconfiguration to (1) provide equally-sized light courts, (2) larger setback from beginning at the 5th level and decrease upper level bulk for top four floors, and (3) provide residential lobby in center of Eddy Street frontage.
80	40-50 Lansing Street	The proposed project would demolish a vacant 56,250 gsf industrial building and construct a 145,000 gsf, 84' tall, residential building, consisting of 80 dwelling units with 80 off-street parking spaces.
76	2105 - 2125 Bryant Street	The project is for a reconfiguration of the PUD originally approved under Case No. 203.0244C, CPC Motion No. 16660, which is to include the establishment of 76 units, and 160 off-street parking spaces.
74	2351 POWELL ST	The proposed project involves the conversion of 74,250 gsf of office use into 74 dwelling units and the creation of a residential entrance/lobby on the Powell Street frontage.
73	217 02ND ST	Demolish existing 4-story UMB (b/t. 1912) and construct a 73-unit, 24-story, 249 foot tall residential tower with ground-floor retail and five-level auto lift and stacker parking system for 61 autos in the proposed Transbay Terminal Redevelopment Area. The project would include 89,040-gsf of residential area, 22,640-gsf of below and above-surface parking area, and 1,720-gsf for a retail space at the corner of 2nd and Tehama Streets.
70	325 FREMONT ST	CU to amend previous approval to rearrange the interior space to create more units. VZ to reduce the required parking spaces from 70 to 51. No change to buildig envelope.
66	300 Grant Ave.	Demolition of 272 and 292 Sutter Street, 35,600-gsf retail, and new construction of 12 story, 113,526-gsf residential mixed-use structure in K-M-M-S Conservation District with 66 residential units, ground floor retail, and 25 underground parking spaces.
62	2660 HARRISON ST	The project is the demolition of a vacant 11,423-sf industrial building constructed in 1935 and the lot subdivision and construction of two residential buildings to total 43,649-sf and 62 units, in an Eastern Neighborhoods C-M zoning district. Twelve percent of the units would be affordable. The project would include 62 spaces of residential parking at a basement level.
62	1800 Van Ness Ave.	Demolition of an existing 2-story commercial structure and parking lot and construction of a mixed-use project consisting of (1) 3,833 gsf of ground floor retail; (2) 62 (formerly 68) independent-living senior housing units; (3) 8 (formerly 6) assisted-living senior housing rooms, and (4) 83 off-street parking spaces and one loading space.
60	83 MCALLISTER ST	Request for Determination of Compliance under Section 309 of the Planning Code for a change in use from office to residential. The subject building is a five-story-over-basement building that is a contributor to the Civic Center Historic District and is currently used as office. The proposal is to change the office use to 60 residential units with retail at the front ground level and basement level, and some accessory uses to the dwelling units also on the basement level. The project would not provide parking. An exception to the rear yard requirement would be need to be granted. Also, variances for parking and dwelling unit exposure would need to be granted.
51	1789 MONTGOMERY ST	Existing office building will remain, project proposes to add three new levels atop the parking garage for 51 dwelling units; and to reorganize accessory parking at the site by creating valet parking for 194 cars on first 2 levels plus 61 indepentently accessible spaces for dwelling units on the third level.
48	2420 SUTTER ST	Demolition of an existing medical office building and construction of six-story building with 48 assisted living units, 7,100 GSF of medical office use, and 48 off-street parking spaces.
44	1501 15TH ST	Demo. of an existing gas station and construction of a five-story, mixed-use project with 44 dwelling units, 5,120 GSF of ground floor retail use, and 47 off-street parking spaces.
43	642 HARRISON ST	Construction of two new floors to an existing office building and conversion to a mixed-use building with 43 dwelling units, 44 off-street parking spaces, appx 700 GSF retail use, and appx. 400 GSF office use.
42	30 DORE	Demolition of an existing one-story building and construction of a six-story residential building with 42 dwelling units and 42 off-street parking spaces.
41	1717 17TH ST	Demolition of three existing commercial buildings and construction of three mixed-use buildings with 41 residential dwelling units, 4,840 GSF of PDR use, and 57 off-street parking spaces.
40	651 GEARY ST	The proposed project involves the demolition of a three story 19,900 sf office building and construction of a 14 story 40 unit residential building with 5,945 sf of retail and 5,945 sf of office use. No off-street parking is proposed.

List 3. Major Housing Projects Under Planning Department Review as of December 2004

NUMBER OF UNITS	PROJECT NAME	DESCRIPTION
39	5400 GEARY BL	Existing theater building would be preserved - second floor would be expanded to create a full second floor full-service restaurant (preserving one theater screen) and ground floor would be for retail use. New four-story mixed-use building would be constructed on vacant lot (parking) behind theater - 39 (formerly 48) dwelling units, 132 off-street parking spaces (2-floors below grade), and appx. 20,160 GSF (formerly 23,995 GSF) of ground floor retail use.
36	310 TOWNSEND ST	Conversion of an existing 74,355 GSF commercial office building into 36 dwelling units and 29 off-street parking spaces.
36	1270 Mission Street	Demolition an existing coffee shop and construction of a mixed use building with 36 dwelling units, 2,392 gsf of office use, 1,866 gsf of ground floor retail use, and 29 off street parking spaces. Proposed building would be five stories, appx. 60 feet tall and total gsf would be 65,518. "X" (Sec. 309) review including an exception (Sec. 309(a)(1)) for rear-yard area. "V" for dwelling-unit exposure (Sec. 140). "K" for initial shadow study
35	1868 VAN NESS AV	The proposed project is demolition of a gas station on a 8,960-gsf site at the corner of Van Ness Avenue and Washington Street and construction of a 8-story 58,065-gsf residential mixed-use structure with 35 dwelling units, and 35 parking spaces in two subsurface levels accessed from Washington Street, in the RC-4 District. A 1,625-gsf ground-floor retail unit would face approximately half of the Van Ness Ave frontage, while a glazed residential corridor would wrap around Washington Street to Van Ness. Former underground storage tanks (USTs) are certified as closed.
35	680 ILLINOIS ST	The project is to demolish a one-story auto repair building, constructed in 1931, and build a 70,460-gsf, five-story, 35-unit residential condominium with ground floor commercial, and 35 off-street residential parking spaces, at the corner of Illinois, Third, and 18th Streets (Assessor's Block 3994, Lots 003 and 007). The project would include three commercial spaces totaling 7,926-gsf, one each facing Illinois, 18th, and Third Streets. The 50,966-gsf residential area would have open space provided through a second story deck open space. The 11,568-gsf parking garage would be at the ground floor, interior to the site, behind the commercial spaces, and accessed from Illinois Street. The existing building on Lot 003 (aka 2075 Third Street) is a contributor to the history of the Central Waterfront's Small Oil Companies; lot 007 is vacant. The project site is within the Central Waterfront Cultural Resources Survey Area, the M-2 zoning district, and 50-X height and bulk district.
34	111 TOWNSEND ST	Retain the existing facade, demolition of the existing building behind the facade, and construction of an eight-story building over basement garage with 34 dwelling units, 34 off-street parking spaces, and appx. 5,050 ground floor commercial use.
34	Crestmont Drive	The proposed project would involve the construction of 34 dwelling units and 40 off-street parking spaces in four new buildings on an undeveloped site. The residential buildings would four stories in height, approximately 20 feet in height from grade. Total residential gsf would be 68,440. The project would also involve the construction of a new road that would connect to Crestmont Drive.
33	938-942 MARKET ST	10/9/2003 Shadow Study Prop.K The proposed project involves the conversion of the existing 44,237 gsf office building with ground-floor retail space into a 33 unit residential building with 3,563gsf of ground-floor retail space. The proposed project would include a one story vertical addition.
32	1140 Howard Street	The proposed project is to demolish an existing two-story, 9,000sf office building and construct a 5-story building containing 32 units SRO building, 5 off-street parking spaces and 1,000 sf of ground-floor retail
29	1840 WASHINGTON ST	Demolition of a one-story with mezzanine warehouse and construction of eight-story residential building with 29 dwelling units and 35 off-street parking spaces.
28	1601 LARKIN ST	Demolition of an existing church and construction of a residential building with 28 dwelling units and 39 off-street parking spaces.
26	1299 BUSH ST	Demolition of an existing commercial building and construction of a nine-story mixed-use building with 26 dwelling units, 4,500 GSF of ground floor retail use, and 28 off-street parking spaces.
25	418 - 420 JESSIE ST	The proposed project involves the rezoning of the project area from P (Public) to C-3-G (Downtown General Commercial) and to renovate the existing structure from a 41,550 gsf industrial storage building into a 41,490 gsf residential building containing 25 dwelling units, 25 off-street parking space and 5,390 gsf of ground-floor retail space.
24	376 CASTRO ST	Demolition of a gas station and construction of a mixed-use building with 24 dwelling units, appx. 1,900 GSF of ground floor commercial use, and 40 off-street parking spaces.
22	793 SOUTH VAN NESS AV	Demolition of an existing gas station and construction of a five-story mixed-use building with 22 dwelling units, 7,795 GSF of ground floor retail use, and 49 off street parking spaces.

List 3. Major Housing Projects Under Planning Department Review as of December 2004

NUMBER OF UNITS	PROJECT NAME	DESCRIPTION
21	329 BAY ST	The proposed project involves the demolition of the existing 8,550 gsf building and construction of a 37,708 gsf residential building containing 3,100 gsf of ground-floor retail space, 21 dwelling units, and 21 off-street parking spaces.
18	899 VALENCIA ST	The proposed project is demolition of a 1,800-gsf gas station and construction of a 5-story 50,141-gsf mixed use residential structure with 18 dwelling units, 22 parking spaces, and two ground-floor retail units at the corner of Valencia and 20th Streets in the Valencia NCD and Eastern Neighborhoods. The project would include the removal of three 10,000-gallon underground storage tanks (USTs).
18	4 CRAUT ST	Construction of a 18 unit residential building on a vacant lot, conditional use for lot area under Section 121.1
18	865 POST ST	Demolition of an existing one-story garage and construction of an eight-story residential building with 18 dwelling units and five off-street parking spaces.
18	1234 HOWARD	03/07/2003 Shadow Study Prop. K The proposal involves the demolition of a two-story, 8,250 sf warehouse while saving the facade and constructing a new 5-story 33,604 sf building that would contain 18 units and 18 off-street parking spaces.
18	1045 17TH ST	01/08/01 Shadow Study Prop. K Demolish an existing two-story, mixed use building and construct a new 18-unit live/work building with 18 off-street parking spaces.
16	1725 WASHINGTON ST	04/03/2003 Shadow Study Prop. K The proposed project involves the demolition of the existing 11,435 gsf church and the construction of a 24,841 gsf, 16 unit residential building with 16 off-street parking spaces.
15	1461 PINE ST	The proposed project involves the demolition of the existing one-story 6,000 gsf industrial building and the construction of a 5-story residential building containing 15 dwelling units, 15 off-street parking spaces, and 584 gsf of ground-floor retail space. REVISED 2/15/05: Lot 12 added to project, which would now construct a 5-story building with 35 units, 35 parking spaces and approx. 800 sq. ft. of ground floor retail space.
15	4800 Third St	Proposal to build a mixed use project with 15 BMR DUs over commercial. Zoning Map changes for height and SUD for affordable housing. Requires PUD for exceptions to parking variance and rezoning.
15	2815 DIAMOND ST	The proposed project would construct a 2- to 4-story, up to 40' structure containing an approximately 6,500 gsf grocery store, an approximately 9,200 sf public library, 15 residential units, and 18 off-street parking spaces.
15	1810 POLK ST	1) Demolish existing one-story building containing a restaurant and construct a new building with 15 residential units with underground parking. 2) Shadow Study
14	723 TAYLOR ST	Construction of an eight-story residential building with 14 dwelling units on a vacant lot.
13	843-847 Montgomery Street	To Convert the existing commercial building to a 13 unit residential building with ground floor retail and 9 off-street parking spaces. An addition will be constructed on the roof and set back from the street facade. 9/27/04 - Environmental Exemption
12	7 VANDEWATER ST	The proposed project would involve the demolition of a light industrial and residential/commercial building and construction of a 12,000 sq. ft., four-story, 12-unit residential condominium building over 840 sq. ft. of ground-floor retail and 3,700 sq. ft. ground-floor garage with 12 parking spaces.
12	1143, 1145, 1147, 1149 MISSION ST	Seismic upgrade and expansion of an existing two-story office and retail building to include a total of five stories and 6,750 gross square feet of retail space, 12 live/work units and 13 off-street parking spaces.
11	85 BROSAN ST (AKA 480 14th St.)	Construction of a 12 unit, four-story residential building.
11	1801 NORIEGA ST	Construction of four-story, 28,844 gsf building with 11 dwelling units and 6,407 gsf of ground floor retail. The project site is currently vacant.
10	1450 15TH ST	Demolish existing vacant industrial structure and construct 10 new dwellings over 2 commercial spaces with an 10-car garage. MDIC / Mission Policies
10	212 - 248 CLEMENT ST	The proposed project involves the demolition of five separate structures currently located on the same lot, and construction of a 4-story mixed use building, comprised of ground floor retail space, 27 off street parking spaces, and 3 stories of residential use with 24 dwelling units.
10	1400 GRANT AV	Build a 10-story live-work condominium.

PLANNING DEPARTMENT'S CASE TYPES

- | | |
|--------------------------|----------------------------------|
| A Certificate of | Q Condominium Subdivision |
| C Conditional Use | S Subdivision of Land |
| D Discretionary | V Variance Review |
| E Environmental | Z Zoning Reclassification |
| K Shadow Study | I Transportation Study |

List 4. Major Affordable Housing Projects in the Pipeline

MOH SFRA New Units Pipeline

	Chronically Homeless	Very Low Income Singles	Very Low Income Seniors	VL/Low Income Families	Homeown Moderate Income	Total Units
<u>Currently renting-up:</u>						
421 Turk				29		29
Carter Terrace Apts.				101		101
Leland Hotel	18		54			72
Friendship House	80					80
Mary Elizabeth Inn	33	55				88
Dudley	38	12		25		75
<i>Subtotal:</i>	<i>169</i>	<i>67</i>	<i>54</i>	<i>155</i>		<i>445</i>
<u>Currently Under construction:</u>						
5199 Mission			38			38
Folsom /Dore Apts.	40			58		98
Howard St. Senior			85			85
La Playa Apartments	14					14
International Hotel			104			104
Curran House	15			52		67
Plaza Apartments	106					106
Valencia Gardens				52		52
Mission Creek Seniors			138			138
<i>Subtotal:</i>	<i>175</i>	<i>0</i>	<i>365</i>	<i>162</i>	<i>0</i>	<i>702</i>
<u>In Pre-Construction Planning:</u>						
150 Broadway				81		81
Essex Hotel	84					84
1250 Haight			40			40
DeLong Street Homes (Habitat)					12	12
Coronet Senior Housing			130			130
990 Polk	50		60			110
18th & Alabama Apartments	54			63		117
275 10th Street	140					140
Glide Mason St. Supportive	60					60
650 Eddy	81					81
Providence Senior Housing	12		38			50
Batmale	12			36		48
345 Turk Family/MUNI Substation				30		30
5600 3rd Street (homes phase 1)					56	56

List 4. Major Affordable Housing Projects in the Pipeline

	<i>Chronically Homeless</i>	<i>Very Low Income Singles</i>	<i>Very Low Income Seniors</i>	<i>VL/Low Income Families</i>	<i>Homeown Moderate Income</i>	<i>Total Units</i>
In Pre-Construction Planning:						
5600 3rd Street (homes phase 2)					61	61
Armstrong Place Senior Hsg.	28		86			114
10th & Mission Family	25			102		127
9th & Jessie Senior	26		78			104
Bay Oaks (4800 3rd)					18	18
Block N5				234		234
al Fwy Parcel A/Parkview Terrace	26		74			100
Central Fwy Parcel C	26		73			99
Central Fwy Parcel Q	20					20
Central Freeway Parcel G	120					120
Mission Bay South Parcel 3	120					120
EE-2					24	24
Fillmore Renaissance (732-a)					12	12
Mission Street Studios	100					100
Shipyards Parcel A'				50		50
1210 Scott Street					20	20
Central Freeway Parcel O				80		80
Central Freeway Parcel U					20	20
Transbay Parcel	80					80
<i>Subtotal:</i>	<i>1064</i>	<i>0</i>	<i>579</i>	<i>676</i>	<i>223</i>	<i>2542</i>
Total:	1408	67	998	993	223	3689
Percentage of Total:	38%	2%	27%	27%	6%	100%
Development Type Codes						
New Construction	NC					
Acquisition / Rehab	AR					

List 5. San Francisco Zoning Categories

Zoning	Description
24TH-NOE	24th Street - Noe Valley Neighborhood Commercial District
BROADWAY	Broadway Neighborhood Commercial District
C-2	Community Business District
C-3-G	Downtown General Commercial District
C-3-O	Downtown Office
C-3-R	Downtown Retail
C-M	Heavy Commercial District
HAIGHT	Haight Street Neighborhood Commercial District
HAYES	Hayes-Gough Neighborhood Commercial District
INNER SUNSET	Inner Sunset Neighborhood District
M-1	Light Industrial District
M-1/M-2	Light Industrial District/Heavy Industrial District
M-2	Heavy Industrial District
MISS BAY (O)	Mission Bay Office
MISS BAY	Mission Bay Redev.Plan
M-2 (MB)	Heavy Industrial District/Mission Bay
NC-1	Neighborhood Commercial Cluster
NC-2	Small Scale Neighborhood Commercial District
NC-3	Moderate Scale Neighborhood Commercial District
NC-S	Neighborhood Commercial Shopping Center District
NO BEACH	North Beach Neighborhood Commercial District
OUTER CLEMENT	Outer Clement Street Neighborhood District
P	Public
P/RH-1	Public Use District/Residential House, One Family
POLK	Polk Street Neighborhood Commercial District

List 5. San Francisco Zoning Categories

Zoning	Description
RH-1	Residential-House, One Family
RH-1(D)	Residential-House, One Family (Detached)
RH-1(S)	Residential-House, One Family with Minor Second Unit
RH-2	Residential-House, Two Families
RH-2/NC-3	Residential-House, Two Families / Moderate Scale Neighborhood Commercial District
RH-3	Residential-House, Three Families
RH-3/HAYES	Residential-House, Three Families/Hayes Neighborhood Commercial District
RH-3/RM-1	Residential-House, Three Families/ Residential, Mixed Districts, Low Density
RM-1	Residential-Mixed District, Low Density
RM-2	Residential-Mixed District, Moderate Density
RM-3	Residential-Mixed District, Medium Density
RM-4	Residential-Mixed District, High Density
RSD	South of Market Residential-Service
SACRAMENTO	Sacramento Street Neighborhood Commercial District
SLI	South of Market Service-Light Industrial
SLR	South of Market Light Industrial-Residential
SPD	South Park District
SSO	Service / Secondary Office District
UPR MARKET	Upper Market Street NCD
VALENCIA	Valencia Street Neighborhood Commercial District

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